



महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि क. ८००००९५
27 APR 2023
सक्षम अधिकारी

श्रीमती उल्का पाटील

Affidavit cum Declaration

Affidavit cum declaration of the "M/s. Sri Artha Buildtech Private Limited" Promoter of the project "Arthaya" bearing "C.T.S. No- 673, situated at Village- Kandivali West, Tal- Borivali, Dist- Mumbai Suburban-400067".

"M/s. Sri Artha Buildtech Private Limited" promoter of the project "Arthaya" bearing "C.T.S. No – 673, situated at Village- Kandivali west, Tal-Borivali, Dist- Mumbai Suburban-400067" do hereby solemnly declare, undertake and state as under:

1. We have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.



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दिनांक 4 MAY 2023

परवानाधारक मुद्रांक विक्रित्यादी सार

पुनर्विचार विभाग, पुणे

प्रमाणित करण्यात आले आहे की कोर्ट नार असोसिएशन
मुद्रांक विभागाचे नियम अन्वयेने मुद्रांक बाजुला, अंधेरी (पूर्व), मुंबई - ६९
एम. एम. कोर्ट, मुंबई येथील मालकीसाठी प्रतिज्ञापत्र सविस्तर मेसाजी मुद्रांक
कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०८/२००४) नुसार
त्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक कर
शेवट्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे.



3. That the time period within which the project shall be completed by us on or before 30/04/2028.
4. Seventy percent of the amounts to be realized hereinafter by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.
6. We shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. We shall take all the pending approval on time, from the competent authorities.
8. We shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



[Signature]
Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at _____ on this _____ day of _____.



[Signature]
Deponent



BEFORE ME

[Signature]
JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai - 400 101

11 MAY 2023