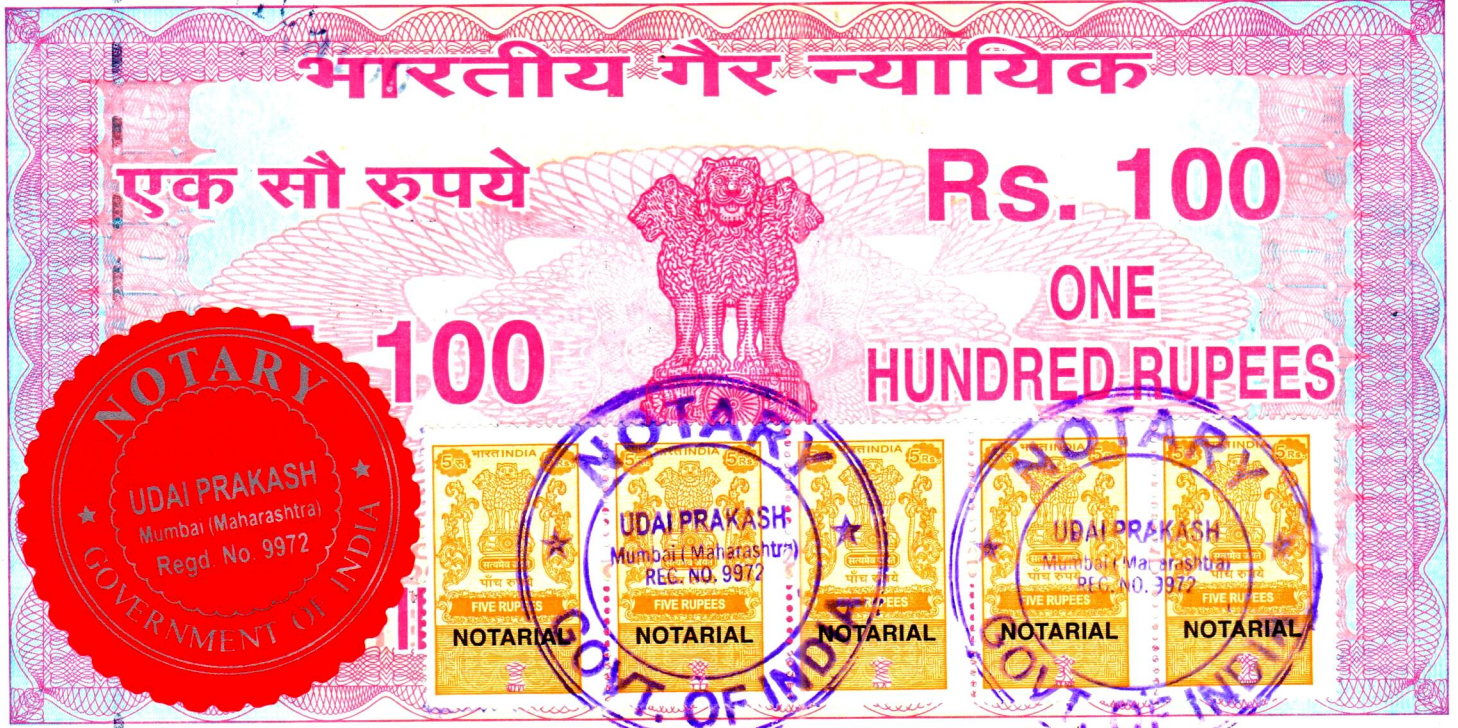




महाराष्ट्र MAHARASHTRA

2023

68AA 761522



FORM 'B'

[See rule 3 (4)]

श्रीमती सुषमा चव्हाण

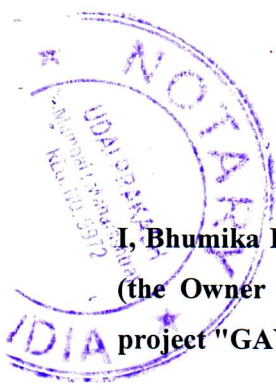
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Bhumika Bhupendra Sheth, Director of M/S. RANJANA CONSTRUCTION PVT. LTD. (the Owner / Promoter / Developer) having its Office at 31/A, Laxmi Industrial Estate, New Link Road, Andheri West, Mumbai - 400053, the Promoter of the proposed project known as "GAYATRI NIWAS", duly authorized by the Promoter of the Project vide their Board Resolution dated 06/09/2021 ;

GOVT. OF INDIA

RECEIVED



I, **Bhumika Bhupendra Sheth**, Director of **M/S. RANJANA CONSTRUCTION PVT. LTD.** (the Owner / Promoter / Developer) duly authorized by the Promoter of the proposed project "**GAYATRI NIWAS**", do hereby solemnly declare, undertake and state as under:

The Promoter is in process of developing in a phase wise manner a land admeasuring proximately 1809.20 sq.mtrs or thereabouts, on Plot bearing New C.T.S. No. 169/A admeasuring 1712.80 sq.mtrs, 169/B admeasuring 10.60 sq.mtrs [i.e. Old C.T.S. No. 169] and [i.e. Old C.T.S.No. 169 and 170/A] and [i.e. Old C.T.S. No.170] and [Old C.T.S. No. 170, 170/1 to 170/13] and C.T.S. No. 170/B admeasuring 85.80 sq.mtrs, Village Malad North, Taluka Borivali, Mumbai Suburban District, [the said 'Property / Project Land']. The present proposed project "**GAYATRI NIWAS**" (the said "Project"), is located at Shantilal Modi Road No.2, and Hemu Kalani Cross Road No.3, Irani Wadi, Kandivali (West) Mumbai 400067,

- 1) That, Promoter has a legal title to the land bearing new C.T.S. No. 169/A, 169/B, [i.e. Old C.T.S. No. 169] and [i.e. Old C.T.S.No. 169 and 170/A] and [i.e. Old C.T.S. No.170] and [Old C.T.S. No. 170, 170/1 to 170/13] and C.T.S. No. 170/B, on which the development of the project is proposed.

AND

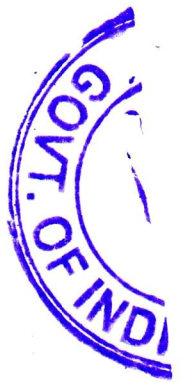
A legally valid authentication of title of such land along with an authenticated copy of the P. R. Cards of the said Property / Project Land, for development of the real estate project is enclosed herewith.

P. R. Cards of the said Property / Project Land :

Village Malad (North), Taluka Borivali, District Mumbai Suburban

New Plot No	Plot Area in Sq.mtrs.	
New C.T.S. No. 169/A	1712.80	Net Plot
New C.T.S. No. 169/B	10.60	Road Set Back North Side
C.T.S. No. 170/B	85.80	Road Set Back South Side
TOTAL	<u>1809.20</u>	

Old Plot No	Plot Area in Sq.mtrs.	
Old C.T.S. No. 169	538.60	Plot area
Old C.T.S. No. 170/A	1184.80	Plot area
C.T.S. No. 170/B	85.80	Road Set Back South Side
TOTAL	<u>1809.20</u>	



- 2) The Project Land is free from all encumbrances.
- 3) That the time period within which the project shall be completed by me/Promoter is 31/12/2026.
- 4) For new projects
 - a) That, seventy per cent of the amounts realized by Promoter 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) That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
- 6) That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
- 7) That, promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.
- 8) That, promoter shall take all the pending approvals on time from the competent authorities.
- 9) That, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10) That, promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Dated : 05 / 09 / 2023

(Deponent)

M/S. RANJANA CONSTRUCTION PVT. LTD.

Bhumika Bhupendra Sheth

Bhumika Bhupendra Sheth

Director



VERIFICATION

UDAIPRAKASH
UDAIPRAKASH (M.A.L.L.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. No. 9972
Room No. 10, S. No. 94, Ishwadi, Kharedi Village,
Marve Road, Malad (W), Mumbai - 400 095.

I, the deponent above, do here by verify the contents of my above AFFIDAVIT CUM DECLARATION are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 5 th day of September, 2023

(Deponent)

M/S. RANJANA CONSTRUCTION PVT. LTD.

Bhumika Bhupendra Sheth

Bhumika Bhupendra Sheth

Director

UDAIPRAKASH
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