

ZD 812733

उप कोषागार अधिकारी, उल्हासनगर



FORM-'B'
[Seerules(4)]

I, Mr. Sanjay Gupta, Director of M/s. Rustagi Estates Pvt Ltd. (Promotor), duly authorized by the





महाराष्ट्र MAHARASHTRA

● 2021 ●

ZD 812732

उप कोषागार कार्यालय, उल्हासनगर

सुनाई पुरवठा दिनांक

15 FEB 2022

- 3 MAR 2022

उप कोषागार अधिकारी, उल्हासनगर



promoter of the proposed project, to be known as "Rustagi Aarambha" (PHASE III), , Building No. 3 (Commercial and Residential Area) wing 'A' and wing 'B', Building No. 5 (Commercial and Residential Area) wing 'A' and wing 'B' and Sanitary Block vide their authorization dated 25/02/2022



I, Sanjay Gupta, Director of Rustagi Estates Pvt Ltd., duly authorized by the promoter of the proposed project, in Phase III, Building No. 3 (Commercial and Residential Area) wing 'A' and wing 'B', Building No. 5 (Commercial and Residential Area) wing 'A' and wing 'B' and Sanitary Block to be known as "Rustagi Aarambha" (PHASE IID), do here by solemnly declare, undertake and state as under:

1. That, Rustagi Estates Pvt Ltd have a legal title to the land 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 agreement between such owner and Rustagi Estates Pvt Ltd for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by Rustagi Estates Pvt Ltd is 5 Years. (1.02.2022 to 2.02.2027)

4. That, seventy per cent of the amounts realized by Rustagi Estates Pvt Ltd 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, and architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, Rustagi Estates Pvt. Ltd 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, Rustagi Estates Pvt Ltd shall take all the pending approvals on time from the competent authorities.

9. That, Rustagi Estates Pvt Ltd have/has furnished such other documents as have been prescribed by the rules And regulations made under the Act.

10. That, Rustagi Estates Pvt Ltd 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.




Depoent
Sanjay Gupta



Verification

I, the deponent above, do hereby 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 03rd Day of March, 2022



Depoent
Sanjay Gupta

NOTED & REGD.
SR No. 190... P.No. 68... /2022

ATTESTED BY

AVINASH N. KHANDARE
B.A.L.L.B.
ADVOCATE & NOTARY
District Thane

3 MAR 2022