

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE
HUNDRED RUPEES

100



सत्यमेव जयते

भारत INDIA

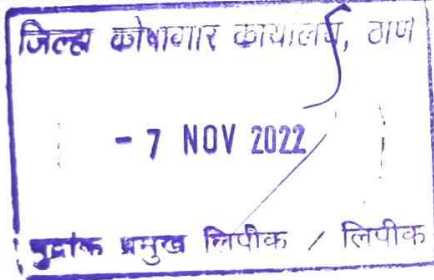
INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA

2022

26AA 125774



FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Mayur Amritlal Shah** duly authorized by **Build Green Infraprojects Private Limited** the promoter of the proposed project "Royal Heritage" vide its/his/their authorization dated 12/11/2022.

I, **Mr. Mayur Amritlal Shah** duly authorized by **Build Green Infraprojects Private Limited** the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed

आडपत्र-१ फक्त प्रतिशापत्रसाठी

11 NOV 2022

मुद्रांक विक्री नोंदवही अनुक्रमांक

दिनांक

मुद्रांक विकत घेणाऱ्यांचे नाव व पत्ता

JAGDISH IRYAMBAKRAO DONGARDIVE
ADVOCATE

हस्ते असल्यास त्यांचे नाव व पत्ता

Natraj Chawl Committee, Kranti Nagar,
Zopadpatti, Akurli Road, Khandivali (East),
Mumbai - 400 032

हस्ते सही

परवानाधारक मुद्रांक विक्रेत्याची सही- (प्रमोद आर. दुबे)

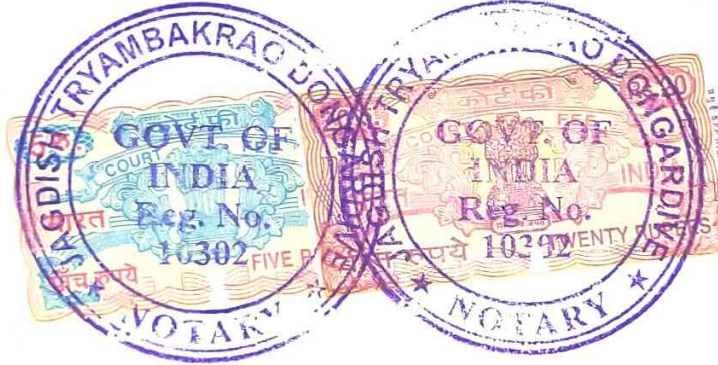
मुद्रांक विक्रीचे पत्ता-आदेश्वर कृपा, शांती पार्क, मोरा रोड (पूर्व), ठाणे.

परवाना क्रमांक - १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ माहिन्यात वापरण बंधकारक आहे

11 NOV 2022

617112



OR

Rhone Tech Developres & Infrastructures Private Limited Have/has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

That details of encumbrances as per EC including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 30/11/2025.

4. (A) For New Projects: That seventy per cent of the amounts realised by me/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

(b) For ongoing project on the date of commencement of the Act (i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for 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.

OR

(ii) That entire of the amounts to be realized hereinafter by me/promoter for 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, since the estimated receivable of the project is less than the estimated cost of completion the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / promoter 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. That I / the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I /the promoter shall inform the authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That I /the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Mayur Amritlal Shah

Mr. Mayur Amritlal Shah
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 me at Mumbai on 12th day of November, 2022.

Mayur Amritlal Shah

Mr. Mayur Amritlal Shah
Deponent

BEFORE ME

Jagdish Tryambakrao Dongarive

JAGDISH TRYAMBAKRAO DONGARIVE
ADVOCATE & NOTARY (GOVT OF INDIA)
Ganesh Chawl Committee, Kharli Nagar,
Akurli Road, Kandivali (East),
Mumbai - 400101.

12 NOV 2022

