

FORM 'B'
[See rule3 (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 M/s. Town Developers promoter of the project vide its authorization dated 15/04/2022;

We, Vrujlal K. Vaishnani partner of M/s. Town Developers & Rajnikant Bhikhubhai Desai Secretary of Beraja Baug CHS. Ltd. promoters of the project do hereby solemnly declare, undertake and state as under:

1. That promoters have 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 owners and promoters for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period for the project shall be completed before 31st March 2025 by promoters from the date of registration of project;
4. For new project:
 - (i) That seventy per cent of the amounts realized by promoters 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That the promoters 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoters shall take all the pending approvals on time, from the competent authorities.

8. That the promoters 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 the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

11. That Beraja Baug CHS. LTD. has executed & registered Power of Attorney in favour of Mr. Vrujlal K. Vaishnani & Mr. Pravin G. Vaishnani Partners of M/s Town Developers vide no. BRL-6-4235-2017 Dated 21/04/2017.

Deponent

Verification

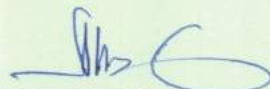
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at 15 on this 04 day of 2022.

Deponent



Vrujlal K. Vaishnani
Partner of M/s Town Developers



Vrujlal K. Vaishnani
C.A. to Beraja Baug CHS. Ltd.