



महाराष्ट्र MAHARASHTRA

2022

16AA 460630



मुद्रांक प्रमुख लिपीक / लिपीक



FORM 'B'
[Sec rule 3(4)]

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

Affidavit cum Declaration

I, Shri. ROHIT GUL VATIANI AGE 36 YEARS, residing at 701, Chhatrapati Apartment, Vasant Kunj, Pawar nagar, Thane West Thane, Maharashtra 400610 the designated partner of M/s Adityaraj Builders do hereby solemnly declare, undertake and state as under:

1. I say that Maharashtra Housing And Development Authority (hereinafter referred to as "MHADA") is the owner of land: Building no. 94, Pant Nagar Suvarnatula C.H.S. Ltd., Pant Nagar, Ghatkopar (E), Mumbai 400 075 (hereinafter referred to as "the society ") was well and sufficiently entitled to leasehold rights of all that piece or parcel of land admeasuring 873.35 sq. mtr. or thereabouts.

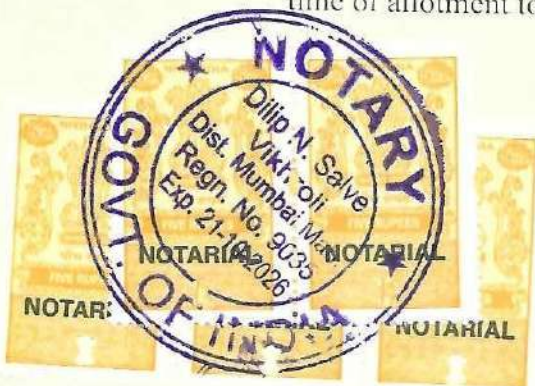
Rohit

8 AUG 2022



All bearing CTS No 184 (Part), situated at Bldg. No. 94 known as " Pant Nagar Suvarnatula C.H.S. Ltd., Pant Nagar, Ghatkopar (E), Mumbai 400 075.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 3 years 5 Months i.e., 31st December 2025.
4. I declare and state that 70% of the amounts to be realized hereinafter by promoter for the real state 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. I declare and state that, the amounts from separate account to cover the cost of the project shall be in proportion to the percentage of completion of the project.
6. That, the amounts from separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. I say and declare that the promoter shall get the accounts audited within six months after the end of every financial year by 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.
8. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
9. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. I say and declare that the promoter shall not discriminate against any allottee at the time of allotment to any apartment. Plot or building, as the case may be.



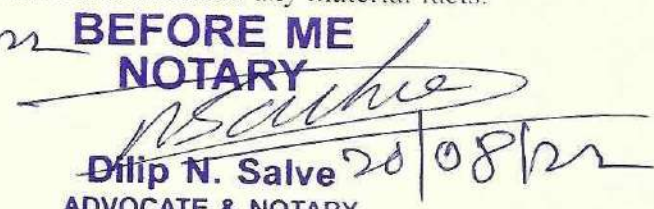

Deponent

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.

Verification on this 20th Day of August 2022

**BEFORE ME
NOTARY**


Dilip N. Salve

ADVOCATE & NOTARY

238/9320, Manas CHS, Kannamwar Nagar
2, Vikhroli (E), Mumbai - 400 083



NOTED & REGISTERED
Page No. 88 Sr. No. 768
Date: 20/08/2022