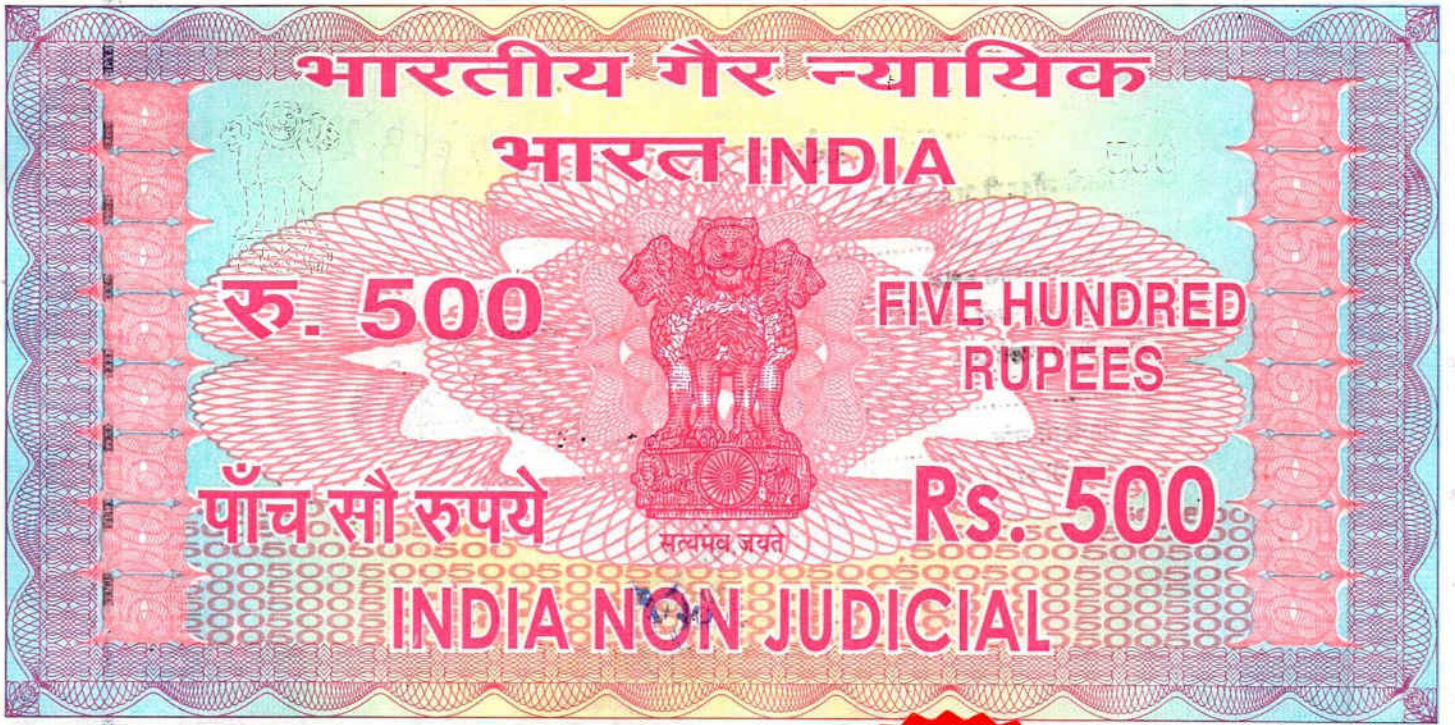




महाराष्ट्र MAHARASHTRA

2022

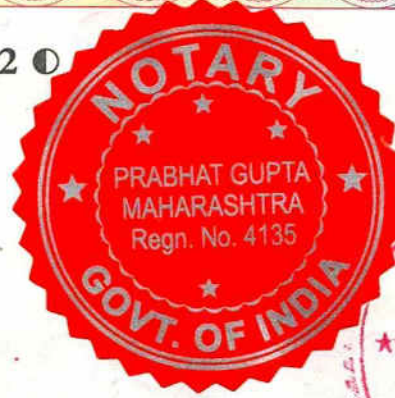
BU 394245



जिल्हा कोषागार कार्यालय, ठाणे

19 JAN 2023

मुद्रांक प्रमाण लिपीक / लिपीक



FORM 'B'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vinay Mahesh Agrawal, an adult, Indian inhabitant, one of the Partner of M/s Dharti Aakar Realty, a partnership firm, having its office at B/105, Dharti Residency, Opp Maxus Mall, Next to Mc. Donald's, Bhayandar West, Thane - 401101, proposed project / duly authorized by the promoter of the proposed project, vide his authorization dated 4th February 2023.

I, Mr. Vinay Mahesh Agrawal, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



2. The Promoter has a legal title Report 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 executed by the Arshabharat Co-operative Housing Society Ltd. (therein referred to as the Owner) being the Co-Promoter and the Promoter herein (therein referred to as "the Developer") for development of the said property /real estate project is enclosed herewith.
3. That the said Property is free from all encumbrances.
4. That the time period within which the project shall be completed by the promoter is Aug 2026.
5. That seventy per cent of the amounts to be realized hereinafter by the 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.
6. That the amounts from the separate account, to cover the cost of the Project shall be withdrawn in accordance with rule 5 by the Promoter.
7. That the Promoter shall get the accounts audited within six months after the end of every financial year by Practicing Chartered Accountant in practice 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. That 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.

Cont.....

9. That the Promoter shall take the pending approvals, if any, on time, from the Competent Authorities.

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

11. That the Promoter shall not discriminate against any Allottee at the time of allotment of any Apartment on any grounds.



Mr. Vinay Mahesh Agrawal
Partner of M/s. Dharti Aakar Realty
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 Thane on this 28th day of February 2023



Mr. Vinay Mahesh Agrawal
Partner of M/s. Dharti Aakar Realty
Deponent

PRABHAT GUPTA
ADVOCATE HIGH COURT
NOTARY, GOVT. OF INDIA
FLAT NO. G-9, NEW MAHAVIR SMRUTI,
A-WING, NEAR NATWAR-HOUSE,
CROSS ROAD NO. 3 (NORTH), NAVGHAR-ROAD,
BHAYANDAR (EAST) DIST. THANE-401105.
RESIDENCE PHONE NO. 022-28169447
MOBILE NO 9821769578/9757262769

BEFORE ME

PRABHAT GUPTA
NOTARY
GOVT OF INDIA
28 FEB 2023



[Handwritten signature]





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