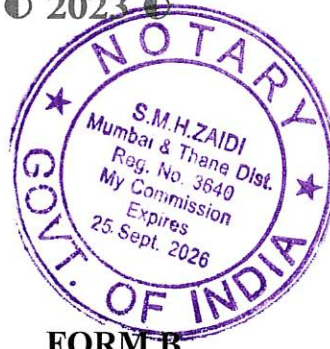




महाराष्ट्र MAHARASHTRA

2023

87AA 407973



FORM B

[Rule 3(6)]

श्री. अतुल कि. किरडे

Affidavit cum Declaration

Affidavit cum declaration of the “M/s. Vakratunda Buildcon Private Limited” Promoter of the project “BKC 9” on land bearing “C.T.S. No- 604 (Pt) Kher Nagar situated at Village- Bandra , Tal- Andheri, Dist- Mumbai Suburban- 400051.

“M/s. Vakratunda Buildcon Private Limited” Promoter of the project “BKC 9” on land bearing “C.T.S. No- 604 (Pt) Kher Nagar situated at Village- Bandra (E), Tal- Andheri, Dist- Mumbai Suburban- 400051 do hereby solemnly declare, undertake and state as under:

1. We have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances except the one mentioned in the Encumbrance Letters



For Vakratunda Buildcon Private Limited

Shapoorji Pallonji Centre,

41/44, Minoo Desai Marg,
Colaba, Mumbai - 400 005.

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही _____ परवानाधारक मुद्रांक विक्रीबाबतची सही _____

परवाना क्रमांक : ८००००९०

मुद्रांक विक्रीचे नाव/पत्ता : श्री. कल्पेश प्रेमजी गाला

शॉप नं. ४, भग्योदय बिल्डींग, ७९ नवीनदास मास्टर रोड, फोर्ट, मुंबई - ४००००८

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०९/०७/२००४) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्या कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

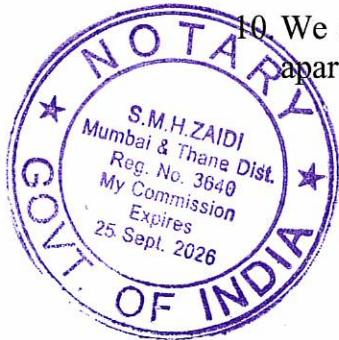


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3. That the time period within which the project shall be completed by us is on or before **31/07/2028**.
4. Seventy Percent of the amounts to be realised hereinafter by me for the real estate project from the allottees, from time to time, shall be 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.
6. We 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. We shall take all the pending approvals on time, from the competent authorities.
8. We 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. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



For Vakratunda Buildcon Private Limited

[Signature]
Director / Authorised Signatory

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 this **26 DEC 2023** day of December 2023.

BEFORE ME

[Signature]
S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist.

26 DEC 2023

For Vakratunda Buildcon Private Limited

[Signature]
Director / Authorised Signatory **Deponent**



