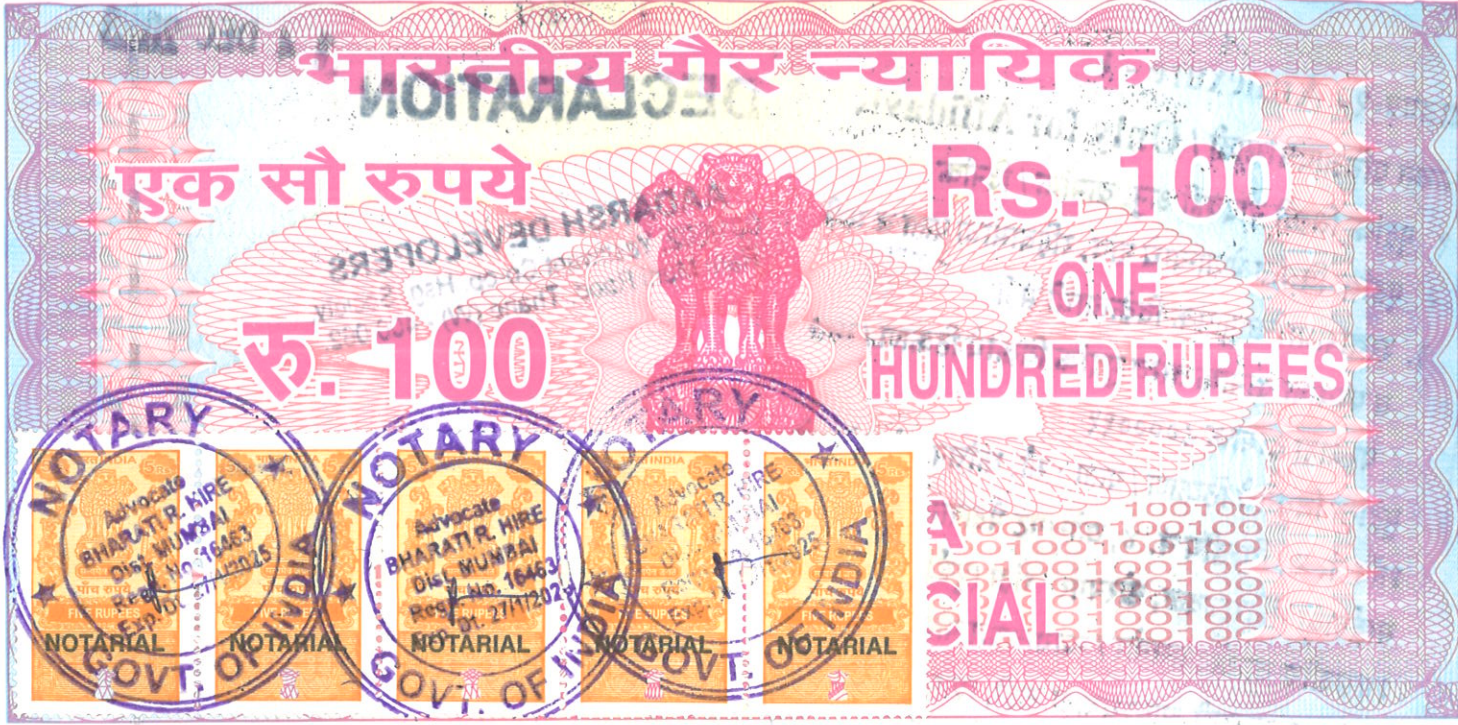
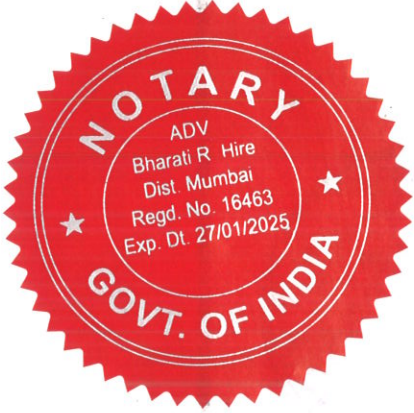




महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८००००९९
- 5 DEC 2023
सक्षम अधिकारी

श्रीमती लता सांगळे

This Stamp Paper
is integral part of
the document attached.



AADARSH DEVELOPERS

601/602, Yashwant Co-Op. Hsg. Society, Behind P.N. Gadgil Jewellers, Ram Maruti Road, Thane (W) 400 062. Contact: 9987175497

FORM 'B'

Promoter: M/s. Aadarsh Developers

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 M/s. Aadarsh Developers promoter of the proposed project / duly authorised by the promoter of the proposed project, vide its/his/their authorisation dated:

I, M/s. Aadarsh Developers promoter of the proposed project / duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/ Promoter have/has a legal title report to the land on which the development of the project is proposed "Ruparel Celestia"

OR

Ruparel 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 of all encumbrance.

OR

That details of encumbrance 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 is 30th December 2026.
4. (a) for new projects:
That seventy percent 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

Regd. Off. – 203, Iris, A Wing, Lodha Paradise, Majiwade, Thane (W), 400 601



AADARSH DEVELOPERS

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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 realised herein after 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.

(ii) That entire of the amounts to realised hereinafter 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. Since the estimated receivable of the project is less than the estimated cost of completion of 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 chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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 / 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 the 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.

Dependent

Verification

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

Verified by me at Mumbai on this day _____ of 2023

BEFORE ME

Regd. Off. - 203, Iris, A Wing, Lodha Paradise, Majiwade, Thane (W), 400 601.

NOTED & REGISTERED

Page No. / Sr. No. 061/651

Date 14 DEC 2023

SEEN ORIGINAL

PAN / ADHAR / ELECTION

CARD / DRIVING LICENSE /

1 CAFO / PASSPORT / POA

Beating No. ALEA1271N

Date 14 DEC 2023

For Verification

BHARATI RAVIKUMAR HIRE

ADVOCATE & NOTARY

GOVT. OF INDIA

Room No. 3, Shiv Krupa Chawl,

Oop. IIT Main Gate Powai,

Mumbai - 400 076.

REGN. NO. 16463