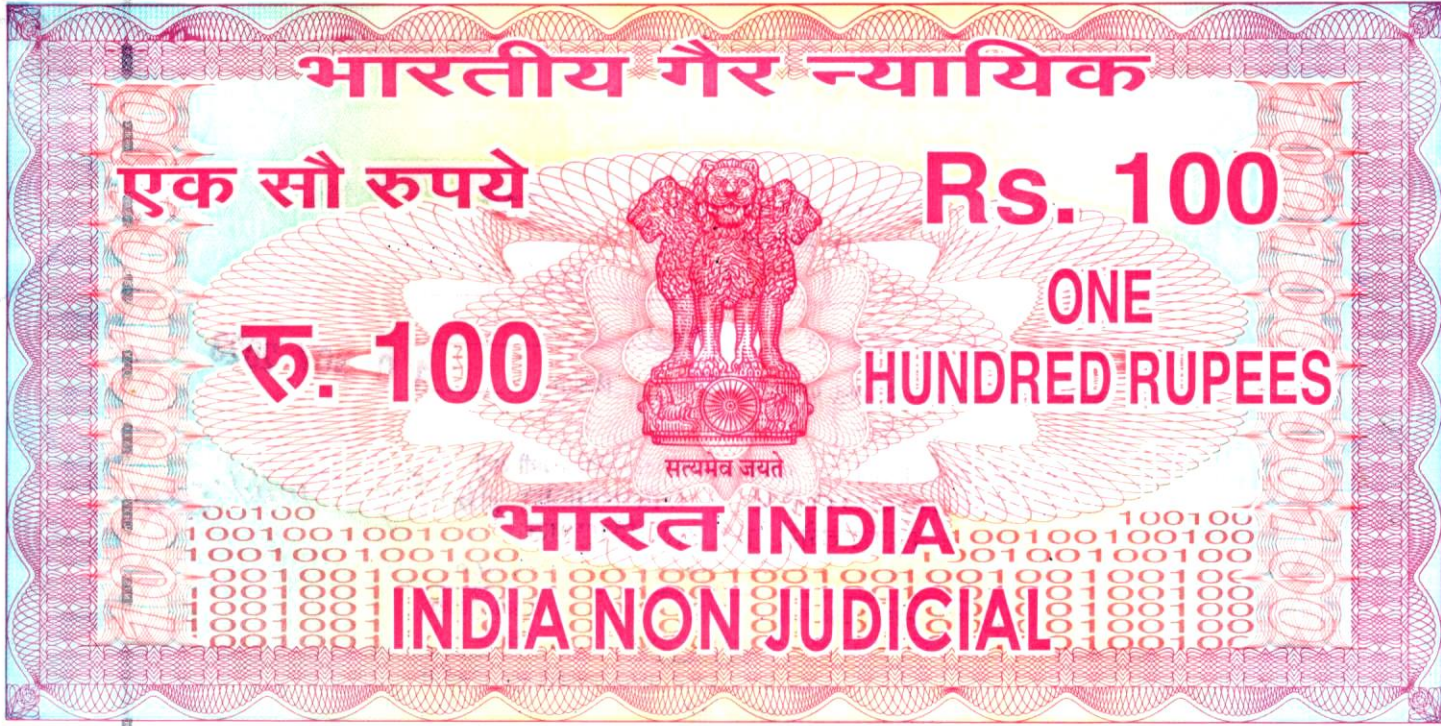
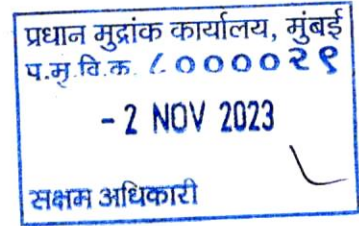




महाराष्ट्र MAHARASHTRA

2023

75AA 888838



FORM - 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Dhilen H Patel, Partner of M/s. Ashapura Infratech promoter of the proposed project name – “Rang Rekha”; Building & Society Name: Rang Rekha C.H.S. Ltd.;

I, Mr. Dhilen H Patel, Partner of M/s. Ashapura Infratech Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

- 1) That Rang Rekha CHS Ltd is seized and possessed off and well and sufficiently entitled to piece or parcel of land admeasuring 978.36 Sq Meters there about as Lease Deed/ Sale Deed & land admeasuring 992 Sq Meters there about as per Demarcation by MHADA, bearing Building No. 8, CTS 1665 (Pt), Survey No. 181 (Pt), situated at Shailendra Nagar, off S.V. Road, MHADA layout, Dahisar (East), Mumbai 400068



Mr. Dhilen H Patel, Partner of **M/s. Ashapura Infratech** Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the promoter 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 said land is free from all encumbrances save and except the Flats to be allotted to the Members of the Co-Promoters as per the said Development Agreement dated 9th July, 2023.
3. That the promoter undertakes to complete the project on or before **31st December, 2027**.
4. That, seventy per cent of the amounts realized 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.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, as architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, the 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 dully 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.
8. That, the promoter shall take all the pending approvals on time from the competent authorities.
9. That, the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Ashapura Infratech

Partner

Mr. Dhilen H Patel, Partner of **M/s. Ashapura Infratech**
(Deponent)

Verification

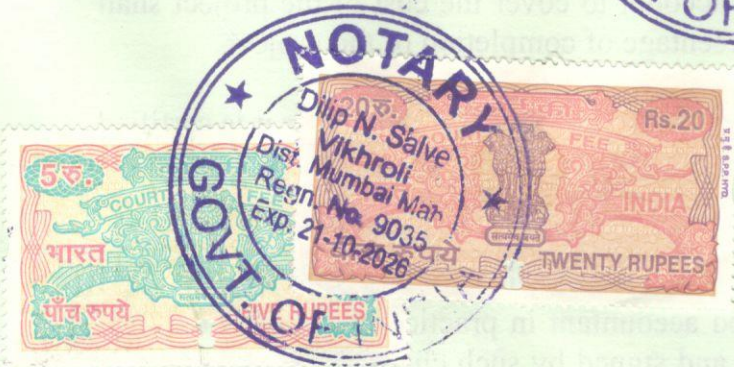
I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 30th day of Nov 2023.

For Ashapura Infratech

Dhilen H Patel
Partner

Mr. Dhilen H Patel, Partner of M/s. Ashapura Infratech
(Deponent)



**BEFORE ME
NOTARY**

Dilip N. Salve
ADVOCATE & NOTARY
238/9328, Manas CHS, Kannamwar Nagar,
2, Vikhroli (E), Mumbai - 400 083

NOTED & REGISTERED

Page No. 10 Sr. No. 2570
Date: 30/11/23