

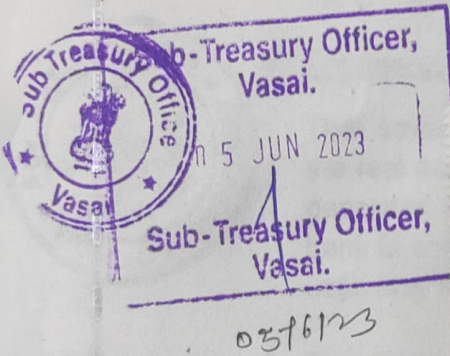


महाराष्ट्र MAHARASHTRA

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16 JUN 2023

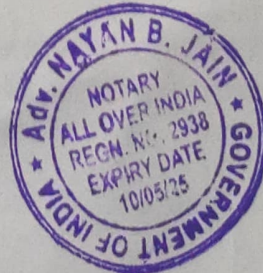


FORM 'B'
(See rule 3(6))

**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 Mr. Darpan Narendra Thakur, the proprietor of M/s Ace Realty, the promoter of the project – Rushi vihar NX, situated on land bearing S. No. 215, H.No. 1/2, 2 of Village – Virar, Tal – Vasai, Dist – Palghar.



जोड़पत्र-१ / Annexure I
फरवरी प्रतिज्ञापत्रासाठी

प्रतिज्ञाब्रह्मसाधने कारण..... 2.11.2005-2011

पुढांक विकत घेणाऱ्याचे सार वस्ता... For ACE REALTY.

पुस्तक विक्री अ. क. १८८ दि

पुढांक विकत प्रेजायाची मदी..... ५८०१-५०८१०१

परबानाधारक बुद्धांक विकेत्वाची सही:-

सो. देवघानी आ. लांडेल. धरवाना क. १२०२०००

ठिकाण : बिलार, ता. वसई, जि. रातूर.

• शुद्धांत खुरेदी केल्यामुळे त्याच कारणासाठी ६ महिन्यात बासणे संघनकारक आहे:-

16 JUN 2023

I, Mr. Darpan Narendra Thakur, the proprietor of M/s Ace Realty, the promoter of the project – Rushi Vihar NX, do hereby declare, undertake and state as under:

1. M/s Ace Realty have a legal title report to the land on which the development of the proposed project is to be carried out

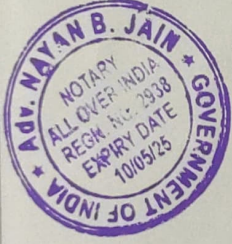
AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and development of the real estate project is enclosed herewith.

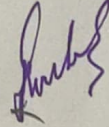
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is 31/12/2030
4. For new project :

That seventy per cent of the amounts realized 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 the purpose.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5
6. That the promoter 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 account duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter shall inform the Authority regarding 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. That the promoters have furnished such other document as have been prescribed by the rules and regulations under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or buildings, the case may be.

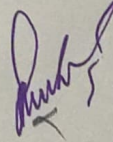


Deponent
(Mr. DARPAN N.THAKUR)

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 4th on this July day of 2022.



Deponent
(Mr. DARPAN N.THAKUR)

BEFORE ME

NAYAN B. JAIN
ADVOCATE & NOTARY
5, Vartak Hall, 1st Floor, Agashi Road,
(C. S. Road), Virar (W), Dist. Palghar,
Tel. (off) (0250) - 2502859

SERIAL NO. 2780
4
4 JUL 2023

