



महाराष्ट्र MAHARASHTRA

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S:R: 1820
Date: 25/10/2024

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.क्र. ८.००००९५
- 1 OCT 2024
सदाम अधिकारी

FORM B

[Rule 3(6)]

श्रीम. सुषमा चव्हाण

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mrs Apeksha M Jain sole proprietor of M/s Brahma Realtors (promoter) duly authorized vide its authorization letter dated 24th October 2024.

I, Mrs. Apeksha M Jain sole proprietor of M/s Brahma Realtors (promoter) of the proposed project "Brahma Aashirvad" situated at CTS No. 623, Town Planning Scheme No. 1 situated at Shimpoli Road, R/C, Ward, Borivali (West), Mumbai - 400092, do hereby solemnly declare, undertake and state as under :

1. New Shivam CHS LTD 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 promoter for 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 "Brahma Aashirvad" shall be completed by the Promoter on or before 26th February 2026.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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.
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 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. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.


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 25/10/2024.


Deponent



BEFORE ME

 25/10/24
RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appli Ekta Hsg. Soc.
Nav Pada, Marol Naka, A. K. Road,
Andheri (E), Mumbai-400 059