



महाराष्ट्र MAHARASHTRA      2016      AB 856043

अनु.क्र. १८५ दि. १८/०७/१७ मु.सं. १०२२१८

दस्तावाज नं. १०२२१८

दस्ता नोंदणी करानेवर बांधलेला व १ कोटी रुपये

मिळकतीचे दस्तावाज

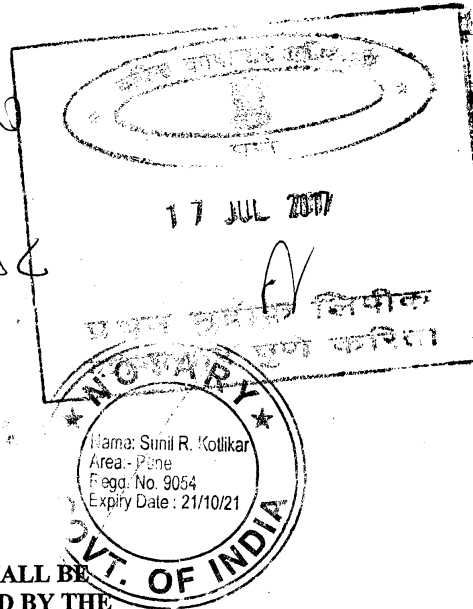
मुद्रांक विहित दस्तावाजचे पत्र १८/०७/१७ च्या १०२२१८ नं.

पत्रा १८/०७/१७ नं. १०२२१८

दस्तावाज पत्रावाज नं. १०२२१८

हस्तोपस्थित नोंद व दस्तावाज विदेशी वकील वकील - कोयकाळ

मुद्रांक विहित नं. १८/०७/१७ नं. १०२२१८



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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE  
CO-PROMOTER

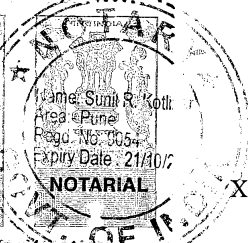
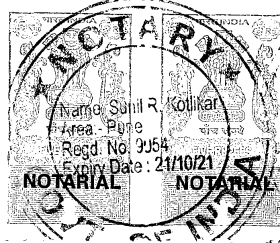
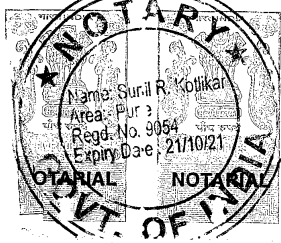
Affidavit cum Declaration

Affidavit cum Declaration of M/s Xrbia Chakan Developers Pvt Ltd, promoters of the proposed project  
Xrbia Eiffel City - Phase 1(Consisting of Building No A1 to A5, B1, C1, D1, E1 In Total 9  
Buildings )duly authorized;

Xrbia Chakan Developers Pvt. Ltd.  
Authorized Signatory

We, all the Promoter of the proposed project **Xrbia Eiffel City - Phase 1**, located at **Plot bearing Gat No 1526/1, 1527/1/2/3, 1550, 1549, 1455, 1458, 1459, 1461, 1462, 1463, 1464, 1465, 1466, 1474, 1445, 1467, 1468, 1469, 1470, 1438, 1449, 1447, 1448, 1450/1, 1450/2, 1451, 1454 (P), 1440, 1441, 1443, 1525 (P), 1540, 1545, 1478, 1479 (P), 1537, 1534, 1535, 1446, 1477 Division Pune Village Chakan Taluka Khed District Pune PIN 410501** undertake and state as under:

1. That We have a legal title to the land on which the development of the project is proposed.
2. We have availed construction finance by Mortgaging Gat No 1438, 1450/1, 1450/2, 1447, 1448, 1451, 1526, 1527/2 along with Building A1, A2, A4, A5 and B1 of the said project from State Bank of India, Industrial Finance Branch, Pune
3. That the time period within which the project shall be completed by us from the date of registration of project; on or before **31<sup>st</sup> March 2020**
4. (b) For ongoing project on the date of commencement of the Act  
(i) That seventy per cent of the amounts to be realised hereinafter by us /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. OR
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That 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. That we shall take all the pending approvals on time, from the competent authorities.
8. That 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. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Verification

Xrbia Chakan Developers Pvt. Ltd.

Authorised Signatory  
Deponent

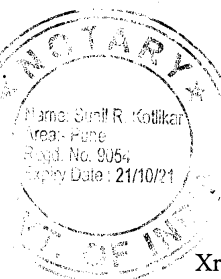
Xrbia Chakan Developers Pvt Ltd.

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

Verified by us at **Pune** on this **26** day **07** of **2017**.

BEFORE ME

SUNIL R. KOTLIKAR  
NOTARY, GOVT. OF INDIA  
PUNE DISTRICT (PUNJAB)



Xrbia Chakan Developers Pvt. Ltd.

Authorised Signatory  
Deponent

Xrbia Chakan Developers Pvt Ltd.

NOTED AND REGISTERED AT  
SERIAL NUMBER **85052 / 26/7/17**