



महाराष्ट्र MAHARASHTRA

2017

SF 641447



प्रधान मुद्रांक कार्यालय, मुंबई  
प.म.वि.क. ८००००९९  
14 JUL 2017  
सक्षम अधिकारी

श्री. सु. का. पाटील



FORM 'B'

[See rule 3(6)]

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **Mr. Swapnil Kulkarni** a Director of M/s. Aryamaan Developers Private Limited ('Promoter') and duly authorised by the Promoter of the proposed project **Orchid B**, vide their authorisation dated 28/07/2017;

20 JUL 2017

**Annexure-1**

फक्त प्रतिज्ञापत्रासाठी Only For Affidavit

१) मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक  
(Serial No./Date;

२) मुद्रांक विकत घेणाऱ्याचे नांव, व रहिवासांचा पत्ता व सही  
(Stamp Purchaser's Name, Place of residence & Signature)

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक  
असेच मुद्रांक विक्रीचे ठिकाण / पत्ता

परवाना क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण/पत्ता: सी. कांचन हर्षद मोहाडे

शॉप नं. १०, बांद्रे कोर्टासमोर, ए.के.मार्ग, बांद्रे पूर्व, मुंबई-४०००५२

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक

कालाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००५ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणावरून तो

पेन्सिलाने ६ महिन्यांत आपरधे द्याव्यात अन्यथा

027912

ARYAMAAN DEVELOPERS PVT. LTD.  
1, Hetal Zaver Road, Malabar Hill,  
Mumbai - 400 050.





I, Swapnil Kulkarni, a duly authorised Director/Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That the Promoter has a legal title Report to the land on which the development of the project is proposed and 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 there is no encumbrance/litigation affecting the Proposed Project as on date.
- 3) The Real Estate Project shall be completed by the Promoter on or before 30<sup>th</sup> December, 2022 with an additional grace period of 18 (eighteen) months and any further extension as may be applicable pursuant to Force Majeure Event as defined herein + additional grace period of 18 (eighteen) months + further extension as may be applicable pursuant to Force Majeure Event as defined herein.
- 4) That seventy per cent of the amounts to be realised hereinafter 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 that purpose.
- 5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2017 (**'said Rules'**).
- 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 utilised 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 Maharashtra Real Estate (Regulation and Development) Act, 2016 ('said Act') and under rule 3 of the said 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 said 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.

For M/s. Aryamaan Developers Pvt. Ltd.

  
Director  
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 Mumbai on this 29<sup>th</sup> day of July 2017

For M/s. Aryamaan Developers Pvt. Ltd.

  
Director  
Deponent



**BEFORE ME**  
  
**S. P. TIWARI**  
M.A.L.B.  
NOTARY  
MAHARASHTRA  
(Govt. of India)  
**29 JUL 2017**