



महाराष्ट्र MAHARASHTRA

● 2024 ●

12AB 742497



श्रीम. एल. एस. सांगढे

THIS FORMS THE INTEGRAL PART OF
AFFIDAVIT CUM DECLARATION.

15 JUL 2024

201437



FORM 'B'

[See rule 3(6)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER
OR ANY PERSON AUTHORISED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Samkit Rakyan of RR Brickcon LLP promoter of the proposed project to be known as Rakyan Imperia being building of Bank Of Baroda Bombay Employees Co. Op Hsg Soc. Ltd vide Resolution for authorisation dated 31/05/2022, do hereby solemnly declare, undertake and state as under:

I, Samkit Rakyan Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That Bank Of Baroda Bombay Employees Co.Op Hsg Soc. Ltd has a legal title report to the land on which the redevelopment of the proposed project Rakyan Imperia is to be carried out.
AND
2. A legally valid authentication of title of such land along with authenticated copy of the agreement between co-promoter and promoter of redevelopment of the real estate project is enclosed herewith.
3. That the project is free from all encumbrances.
4. That the time period within which the project shall be completed by the promoter from the date of the registration of the project is 30/09/2027.
5. That seventy percent of the amounts realised by the promoter of the real estate project from the allottees, from time to time, shall be deposited in a separate bank account to be maintained in scheduled bank to cover the cost of the construction and the land cost and shall be used for that purpose.
6. That the amount from the separate account maintained shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017. That the said amounts from the separate accounts shall be withdrawn to cover the cost of the project in proportion to the percentage of completion of the project.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 duly 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of the project.

8. That the promoter shall take all pending approvals on time, from the competent authority.
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 the allotment of any apartment, plot or building, as the case may be.

Sam

Samkit Rakyan
Deponent

Verification

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

Verified by me at MUMBAI

On this 15th day of JULY 2024

Sam

Deponent



UDAI PRAKASH(M.A.LL.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
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