

महाराष्ट्र MAHARASHTRA

2024

CU 684920



### FORM "B"

#### Affidavit cum Declaration.

I, Mr. **Rajaram Nekaram Bhati** Authorised Partner of M/s Ritu Corp, having office at- 23-24, Pushpa Niketan, behind Maxus Mall, Tembha Road, Bhayander (W), Tal & Dist. Thane-401101. Promoter of proposed project "Tirupati Ritu Empire" on land bearing Old Survey No 566/1B 565/3, New Survey No 219/1B, 220/3, Village Bhayandar Taluka and District Thane. Do hereby solemnly declare, undertake and state:-





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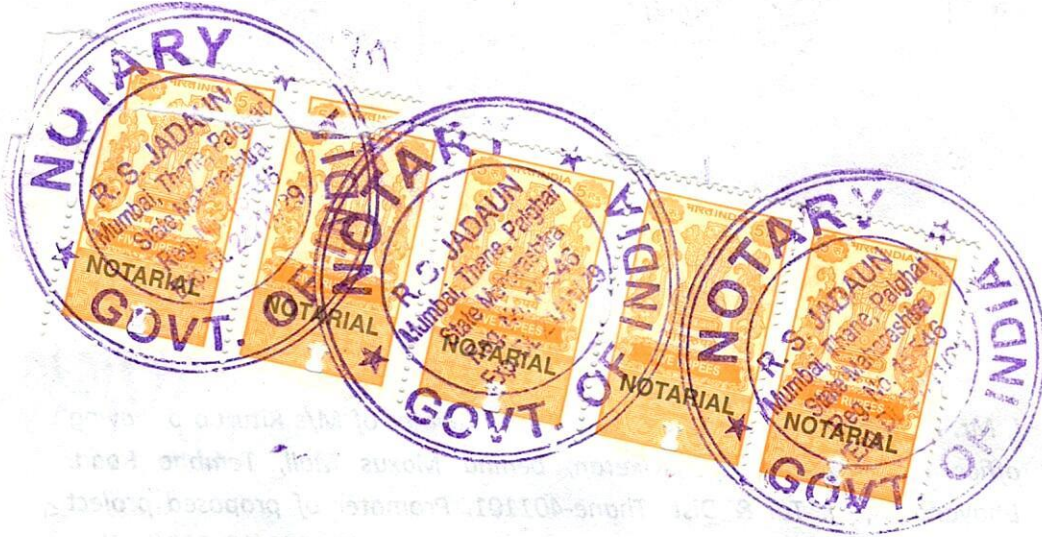
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जोडपत्र - २

19 JAN 2025



मुद्रांक विक्री मॉडेली अनुमतीक ..... विभागात .....  
 दस्ताचा प्रकार ..... दस्त बांधणी करणारा आहे का? होय/नाही  
 निव्वकतीचे मोठ्याने वर्णन .....  
 मुद्रांक विकत घेणाऱ्याचे नाव - **For RITU CORP**  
 तरतू अंशालास त्याचे नाव .....  
 पत्ता - ..... **Partner**  
 मुद्रांच्या प्रकाशनाचे नाव ..... **मुद्रांक मुद्रांक प्रकाशन**  
 मुद्रांक विक्रेत्याची सही (श्री. बापल मोहंर) .....  
 मुद्रांक विक्रीचे ठिकाण/पत्ता - श्री. लक्ष्मण कृपा, ६/२९,  
 भाईदर बाँलिंग सेंटर, भाईदर (प.) ४०९ ४०९, मुद्रांक मुद्रांक प्रकाशन, १२०९०२९  
 ज्या कायद्यासाठी ज्यांनी मुद्रांक बांधणी केला त्यांनी त्याच कायद्यासाठी मुद्रांक  
 बांधणी केलेल्यासुद्धा ६ महिन्यात बांधणीचे इंधनकारक आहे.





- 1) That the promoter has a legal title report to the land on which the development of the project is proposed is too carried out.
- 2) That the project land is free from all encumbrances.
- 3) That the project shall be completed within the stipulated time from the date of registration to 31/12/2029.
- 4) That seventy percent of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in 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- 5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 practicing chartered accountant, and it shall be verified during 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.



#### VERIFICATION

**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..... on this ..... day of January 2025**

**M/s Ritu Corp  
For RITU CORP**

**Mr. Rajaram Nekaram Bhati  
Deponents**

**BEFORE ME**

**R. S. JADAUN**

**Advocate & Notary Govt. of India  
G-1, B-Wing, Shri Gajanan Prashana C.H.S.,  
Opp. Police Station, Bhayander (W),  
Dist. Thane-401101. Mobile: 9076149537  
Reg. No. Serial No.**

Reg. No.	04
Sr. No.	4525
Date	09/01/2025