

MAHARASHTRA

● 2024 ●

CY 694408

प्रधान मुद्रांक कार्यालय, मुंबई^१
प.मु.ति.क 1000099

28 JAN 2025

सक्षम अधिकारी

श्रीमती सुपूर्णा

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

Affidavit cum Declaration

Name of the Promoter/ organization- **M/s. Dipti Associates**

Name of project **Dipti Opal Bay** with Plot No. 29 of Shivaji Park Scheme, bearing Cadastral Survey No 1739 of Mahim Division, Shivaji Park, Dadar (W), Mumbai - 400028 admeasuring about admeasuring 514.00 sq. yards equivalent to 429.77 sq. mtrs.:

Affidavit cum Declaration of **M/s Dipti Associates**, promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 1st February, 2025;

We, **M/s Dipti Associates** of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We/ promoter have a legal title Report to the land on which the development of the project is being 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 shall be completed by us by 31st December, 2029

4. For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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 Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/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 DIPTI ASSOCIATES


Shalabh
PARTNER

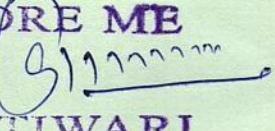
Deponent

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 _____ day of February, 2025



BEFORE ME

 S. S. TIWARI
 B.A.L.L.B
 NOTARY
 Maharashtra
 (Govt. of India)

08 FEB 2025