



MAHARASHTRA

2017

SF 326521

FORM 'B'

[See rule 3(4)]

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

प्रधान मुद्रांक कार्यालय, मुंबई  
प.म.वि.क्र. ८०००००७

14 JUL 2017

सक्षम अधिकारी

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Bharat N. Gala promoter of the proposed project duly authorized by the promoter of the proposed project, vide its/his/their authorization dated (Development Agreement dated 07 march 2011 agreement obtained in favor of M/s ARIHANT BUILDERS AND DEVELOPERS) ना दिवसे

I Mr. Bharat N. Gala 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 I / promoter have / has a legal title to the land on which the development of the project is Proposed.

OR

M/s ARIHANT BUILDERS AND DEVELOPERS have / has a legal title to land on which the development of the proposed project is be 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 said land is free from all encumbrances.

*HN. Gala*





3. That the time period within which the project shall be completed by me/promoter is 5 years.
4. That seventy per cent of the amounts realized 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 that the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and an chartered accountant in practice that the withdrawal is in proportion to the Percentage of completion of the project.
7. The I/ 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 for a particular project have been utilized for the project and the withdrawal has been in the proportion to the percentage of completion of the project.
8. That I/ promoter shall take all the pending approvals on time from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at time of allotment of any apartment, plot or building as the case may be, on any grounds.

**For Arhant Builders & Developers**

*R.N. Gels*  
**Proprietor**

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

**22 JUL 2017**

**For Arhant Builders & Developers**

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

*R.N. Gels*  
**Proprietor**

**BEFORE ME** Deponent

*J D Rawal*

**J. D. RAWAL**  
**ADVOCATE & NOTARY**  
1201 \_\_\_\_\_ JANA,  
Marve Road, Malad (West)  
MUMBAI - 400 064.

**J D RAWAL** **22 JUL 2017**  
**Advocate & Notary**  
**Gr Mumbai**



**REG SR No.**  
**22 JUL 2017**