



महाराष्ट्र MAHARASHTRA

2024

DE 551452



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 M/s Aurum Girnar Pvt. Ltd. (Formerly known as Aurum Girnar LLP) having its registered office 1st Floor, IT Building no.6, iRISE building, Aurum Q Parc, Thane Belapur Road, Navi Mumbai - 400710, Maharashtra, Promoter of the proposed project "AURUM GIRNAR" situated at Plot No. 172, C.S. No. 172, Malabar Hill Cumbala Hill Division, Dongarsi Road, 'D' Ward, Mumbai - 400 006 through Mr. Vishal Singh age 31 years adult, occupation Service, Address: Flat No. 2701, B wing, Rustomjee Acura, Majiwada Thane, Maharashtra - 400 601, Director of Aurum Girnar Pvt. Ltd., Promoter of the proposed Project.



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१. नाम	विक्रि गोदगही अन्तर्गत दिनांक	जोड़पत्र-२ Annexure-2
२. पता	पंजीकृत कारखाना/माली	Only for Agreement
३. उद्देश्य		
४. विवरण		For Aurum Girnar Private Limited
५. अधिकारी		Authorised Signatory/Director
६. तारीख		
७. हस्ताक्षर		
८. मुद्रा		

DEVI SINGH Ltd No. 1211-70

27 MAR 2025

27 MAR 2025



I, Vishal Singh, Director of Aurum Girnar Pvt. Ltd., Promoter of the proposed Project, do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the project is proposed.

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. The details of encumbrances:**

Project Land admeasuring 946.51 sq. mtrs. bearing Plot No. 172, C.S. No. 172, Malabar Hill Cumbala Hill Division, Dongarsi Road, 'D' Ward, Mumbai - 400 006, admeasuring 946.51 sq. mtrs. The Project Land is free from all encumbrances.

3. That the time period within which the Project shall be completed by the Promoter from the date of registration of Project.

AURUM GIRNAR - on or before 30<sup>th</sup> June 2029

4. (a) For new projects:

That seventy per cent of the amounts realized by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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.



  
  
Deponent

#### Verification

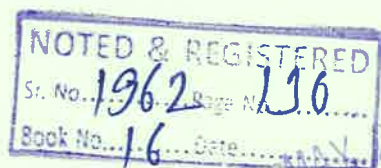
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Navi Mumbai on this 6<sup>th</sup> day of May 2025.

  
  
Deponent



  
S.M.H. ZAIDI  
NOTARY  
Government of India  
Mumbai & Thane Dist



9 MAY 2025

9 MAY 2025