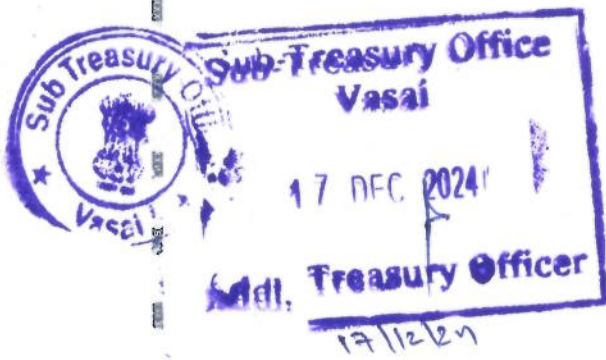


महाराष्ट्र MAHARASHTRA

2024

CU 542646

**FORM 'B'**

[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of M/s. APEX INFRASTRUCTURE promoter of the
proposed project VIDA CREST located at Byculla.

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

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19 DEC 2024

जोडपत्र-२ / Attachment-2

१. मुद्रांक विपरीत नोंदवही क्र. क्रमांक-२/दिनांक
(Serial No./Date)

२. दस्तऐवज प्रकार
(Nature of document)

३. दस्त नोंदवही कारणाचे कोणते
(Whether it is to be noted)

४. संपत्तीचे जोडपत्राचे वर्णन
(Property Description in brief)

५. मुद्रांक विकत घेतल्याचे नाव व पत्ता
(Stamp Purchaser's Name & Address)

६. हस्ते आपल्याकडे येणे वा, येताना आहे?
(If through, owner person then Name, Address & Signature)

७. मुद्रांक घेतल्याचे नाव
(Name of the Party)

८. मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

९. परवानगीसाठी मुद्रांक विक्रीसाठी आहे की परवानगी प्रदान करणे
श्री. शीकत विंचोळकर
मुद्रांक विक्रीचे ठिकाण/पत्ता १२०२०१०, दादर, महाराष्ट्र
(ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्याची त्याच कारणासाठी
मुद्रांक खरेदी केल्याचा पुरावा देणे आवश्यक आहे.)

19/12/24

Apex

Infrastructure





1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed.

OR

have/has a legal title Report to the land on which the development of the proposed project is to 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 project land is free from all encumbrances.

OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration 31/12/2028

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) 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.

OR

(ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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

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Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That I / the promoter have / has 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.

Solemnly affirmed at Mumbai

This 20th day of December 2024)

Hareshwar
DEPONENT



Witness

- 1.
- 2.



TRIBHUVANATH SHARMA
M.A., Literature (English), LL.B. (Bom)
ADVOCATE & NOTARY GOVT. OF INDIA
Regn. No. 15545

