



महाराष्ट्र MAHARASHTRA

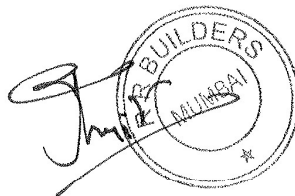
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DM 253680

प्रधान मुद्राक कार्यालय, मुंबई
प.मु.वि.क १००००९९
18 MAR 2025
सक्षम अधिकारी 5

श्रीमती. सविता जाधव

"The Stamp paper is an essential component of the Affidavit cum Declaration."



FORM 'B'
[See rule 3(6)]

DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE CO-PROMOTER OR ANY OTHER PERSON AUTHORISED BY THE CO-PROMOTER

Affidavit cum declaration

Affidavit cum declaration of M/s. R R Builders through its Partner Mr. Amit M Ruparel duly Authorised by the promoter of the proposed project known as "Ruparel Arista" being developed on land CTS No. 1250/8, Ganesh Gavde Road, Mulund (West), Mumbai - 400 080 plot area admeasuring 845.00 sq. mtrs. vide its/his/their authorisation through Power of Attorney dated: 19th December 2024.

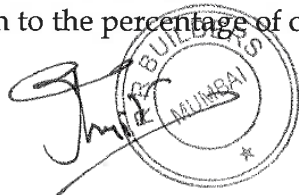
We M/s. R R Builders through its Partner Mr. Amit M Ruparel, the promoter of the proposed project "Ruparel Arista" do hereby solemnly declare, undertake and state as under:

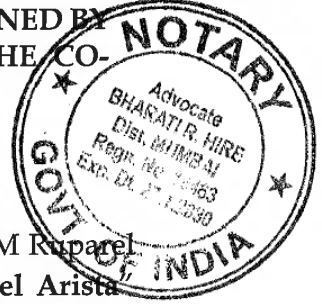
1. That the Promoter have/has a legal title report to the land on which the development of the project "Ruparel Arista" is proposed.

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. That the project land is free of all encumbrance.
3. That the time period within which the project shall be completed by me/promoter is 31st March 2028.
4. (a) for new projects:
That seventy percent of the amounts realised 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 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 the rule 3 of these rules, within seven days of the said changes occurring.
9. That The Promoter have/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.

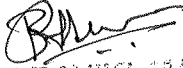

 Deponent


VERIFICATION

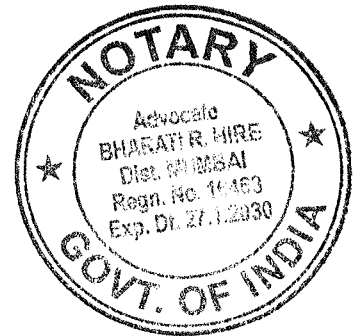
The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 25th March 2025.

BEFORE ME


BHARATI RAVIKUMAR HIRE
 ADVOCATE & NOTARY
 GOVT. OF INDIA
 Flat No. 501, A, ... Co-op.
 Hsg. Soc. Ltd., Near Prati English High School,
 Opp. I.I.T. Main Gate Powai, Mumbai-400076
REGN. NO. 16463

SEEN ORIGINAL
 PAN / ADHAR / ELECTION
 CARD / DRIVING LICENSE /
 I CARD / PASSPORT / POA
 Bearing No. AAA ER 8678K
 Dated 26 MAR 2025
 For Verification 



NOTED & REGISTERED

Page No. / Sr. No. 119/190
 Date 26 MAR 2025