



महाराष्ट्र MAHARASHTRA

© 2024 ©

DM 253680

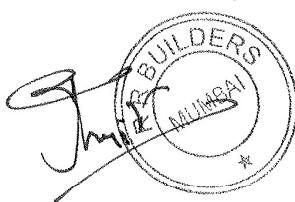
प्रधान मुद्राक कार्यालय, मुंबई<sup>१</sup>  
प.मु.वि.क / ११११११११

10 MAR 2025

संकेत अधिकारी

श्रीमती. संगिता 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-PR0MOTER OR ANY OTHER PERSON AUTHORISED BY THE CO-  
PORMOTER

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: 19<sup>th</sup> 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.

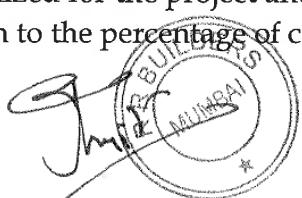
AND

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.

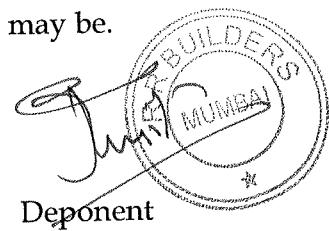
2. That the project land is free of all encumbrance.
3. That the time period within which the project shall be completed by me/promoter is 31<sup>st</sup> March 2028.
4. (a) for new projects:

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.



### 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 25<sup>th</sup> March 2025.

### **BEFORE ME**

  
**BHARATI RAVIKUMAR HIRE**  
 ADVOCATE & NOTARY  
 GOVT. OF GUJARAT  
 Flat No. 501, A-10, New Prakash Co-op.  
 Hsg. Soc. Ltd., New Prakash English High School,  
 Opp. I.I.T. Maingate Powai, Mumbai-400076  
 REGN. NO. 16463

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

NOTED & REGISTERED  
 Page No. / Sr. No. 119/190  
 Date 26 MAR 2025

