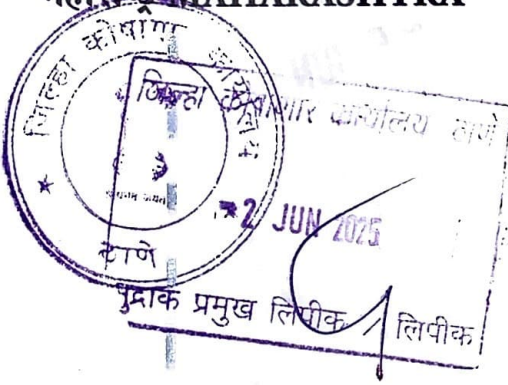


महाराष्ट्र MAHARASHTRA

● 2025 ●

DR 912286



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 the "M/s. J A Metaltec Pvt Ltd" Promoter of the project "Skyline" Situated at CTS NO.608,608/ 1 TO 13, Village Kanjur marg, LBS Road, 400078

"M/s. J A Metaltec Pvt Ltd" promoter of the project "Skyline" Situated at CTS NO.608,608 /1 TO 13, Village Kanjur marg, LBS Road, 400078 do hereby solemnly declare, undertake and state as under:

जा.इ.पत्र-२ / Annexure-II

5 JUN 2025

१ मुद्रांक विक्री मोदवही अनु. क्रमांक/दिनांक	61516
२ दर्ताचा प्रयोग	
३ दर्ता मोदणी करणार आहेत का?	होय/नाही
४ मिळण्याचे थोडक्यात वर्णन	
५ मुद्रांक विक्रीत घेणाऱ्याचे नाव व सही	TH Metelite e print
६ हस्त असल्यास त्याचे नाव, पत्ता व सही	
७ दुसऱ्या पक्षकाराचे नाव	
८ मुद्रांक शुल्क रक्कम	5001
९ परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	व्ही.एस. सराफ परवाना क्र. 9209024, एराएस-०४/२००, सेक्टर-२, वाशी, नवी मुंबई-४००७०३.

ज्या कारणासाठी ज्यांनी मुद्रांक वेपर खरेदी केला त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे.

5 JUN 2025

1. **We** have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances except the one mentioned except the mention in encumbrance finance.
3. That the time period within which the project shall be completed by us on or before **31.12.2029**.
4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule
6. **We** 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. **We** shall take all the pending approvals on time, from the competent authorities.
8. **We** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.
9. **We** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. **We** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For "M/s. J A Metaltec Pvt Ltd"


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 us at **Navi Mumbai** on this **3rd June of 2025**.

For "M/s. J A Metaltec Pvt Ltd"


Deponent