



महाराष्ट्र MAHARASHTRA

● 2025 ●

DP 015712



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 REAL INFRASTRUCTURE CO promoter of the proposed project / duly authorized by the promoter of the proposed project **JAYDEEP AND GAMI EVARA** Located at CTS NO. 16(pt.) of village chembur, at tilak nagar, chembur west, Mumbai-400089, vide its/his/their authorization dated **23-07-2025**.

M/S. REAL INFRASTRUCTURE CO.

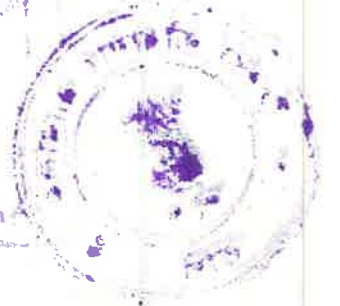
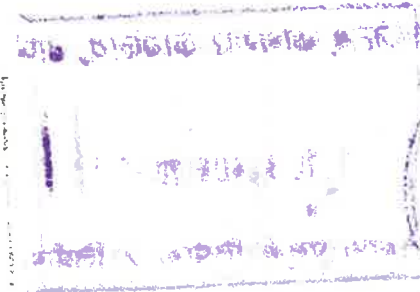
Partner

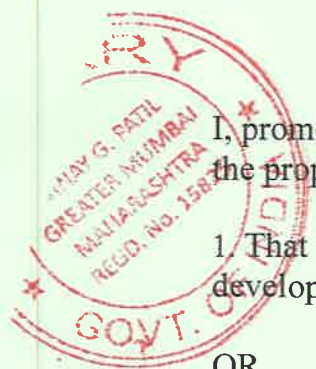
आडपत्र-१ / Annexure-II

21 AUG 2025



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|---|------------------------|
| १. सुद्रोक्त विक्री नोंदवही अ. क्रमांक/ दिनांक | 71013 |
| २. दस्तावेज प्रकार | 002 |
| ३. वस्तु नोंदणी करणार आहेत का? | होय / नाही |
| ४. मिळकतीचे धोरण/धारा अर्थ | |
| ५. सुद्रोक्त विक्रीत येणाऱ्याचे नाव व सही | Real Infrastructure Co |
| ६. वस्तु असल्यास त्याचे नाव, धारा व सही | Ramola |
| ७. पुस्तका पत्रावरचे नाव | |
| ८. सुद्रोक्त शुल्क रक्कम | |
| ९. परवानाधारक सुद्रोक्त विक्रीसाठी सही व परवाना क्रमांक | |
| पुस्तक विक्रीचे दिनांक / पत्र | सौ. रोहिणी आर. वि. वि. |
| ई. ६/१२, रोहटकर-१, काशी, नवी मुंबई | परवाना क्र. १२०१०००६ |
| ज्या कारणासाठी यांनी सुद्रोक्त खरेदी करत तेव्हा त्याच कारणासाठी सुद्रोक्त खरेदी करताना पुनः सही करावी | |
| वापरणे बंधनकारक आहे. | |





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

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

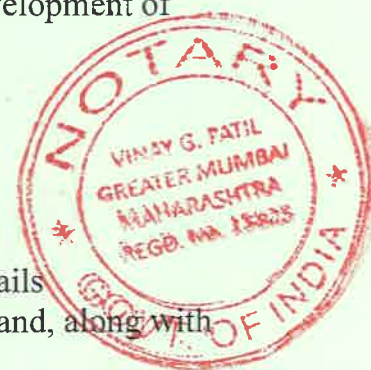
AND

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.

STRUCTURE CO.

Partner

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 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.



M/S REAL INFRASTRUCTURE CO

M/S. REAL INFRASTRUCTURE CO.

Partner

Verification

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

Verified by me at Mumbai on this date _____

M/S REAL INFRASTRUCTURE CO

M/S. REAL INFRASTRUCTURE CO.

Partner



26 AUG 2025

RAJENDRA S. YADAV
Advocate High Court
Kaushal Kunj, 13/14B,
2nd Floor, S. N. Road
Mulund (W) Mumbai-400080

ATTESTED BY ME

VINAY G. PATIL
Advocate & Notary

R. No. 3, Shree Ganesh Ashra, Shree Ganesh,
Opp. Mulund Court, J. S. Road,
Opp. Mulund (West), Mumbai - 400 080