



महाराष्ट्र MAHARASHTRA

2025

DX 935484



श्री. विनायक जाधव



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 Manish Ashok Bajaj, Partner, duly authorized by M/S
RAJIV CONSTRUCTION COMPANY DEVELOPERS, promoter of the proposed
project AQUINA, Located at CTS NO 193,193/1-32 part of 167, VILLAGE
KONDIVITA, TALUKA ANDHERI, MUMBAI 400 059 vide its authorization dated
01-07-2025.

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E9 JUN 2025

002115

जीडपत्र-9 Annexure -

राजिवापनसाठी Only for Affidavit

मुद्रांक विभाग येथील पत्र

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RAJIV CONSTRUCTION
COMPANY DEVELOPERS
Ground Floor, Anand Kanchan,
P.M. Road, Vile Parle (East),
Mumbai - 400 037



E9 JUN 2025

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1. OF INDIA
The 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 **31/12/2027**

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

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

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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 allottees at the time of allotment.

Dated this 5th day of July 2025

Solemnly affirmed at Mumbai.

Mr. MANISH ASHOK BAJAJ

Partner of RAJIV CONSTRUCTION COMPANY DEVELOPERS

ATTESTED BY ME



5/7/25
FAKHRUL HASAN SHAIKH
B.A.L.L.B. (HONS)ALIG
ADVOCATE NOTARY GOVT OF IND
REG NO 15219

"Before me"

THE HAZARD OF
FIRE IN THE
CITY OF NEW YORK
1900