



महाराष्ट्र MAHARASHTRA

● 2025

EB 392324



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 Mr. Mukund P. Parmar, Partner of M/s G Apple Reality LLP (Promoter) duly authorized vide its authorization letter dated 20/09/2025 of the proposed project known as "VASTU" located at land bearing Plot No. 20,21,22,23,24,25,26 CTS No. 20,21,22,23,24,25,26 of Village Malvani, situated at Marve Road, in P/N Ward, Mumbai Suburban District, together admeasuring 1195.90 Sq. Mtrs.

प्रधान मुद्राक कार्यालय, मुंबई^१
प.म. लि. क्र. ८००००२६
29 JUL 2025
सकाम अधिकारी
श्रीगंती एस. एस. चहारा

एकमात्र अर्थात् / Only For Affedavit

मुद्रांक विकल्प ऐप्पा नाना वै नाना :

मुदांज विकल्प प्रेषणावे पत्ता :

महाराज विद्युत धेनूलोही दिनांक

मुद्रारंक ओमकारमार्ग :-

प्रयोग्याद्य वर्षा :
वेत्तलोरी दिनांक :
कि :-
1-4 AUG 2025

6 APPLE REALITY LLP
ON HEIGHTS, Shop No. 3, 9,
Near Devlal And N.
Mumbai 400 001

GAPPE REALTY
OM HEIGHTS, Shop No. 7, 9,
Haji Bapu Fird, Near Devchand Nagar,
Alil Mandir, Malad (E), Mumbai-400 097

गढ़ीक विकास वैश्वानरी ३

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निवास के लिये डिजिटल रूप से निवास कोड को देख सकिए हैं जो निवास की विवरणों को देता है। निवास कोड का नंबर :- 6000-200 दिल्लीटिक निवास कोड है।

नगर दिलाई ल सक ज्योति, उक्तेषी मुर्द्द, विद्वासी यद उपेक्षल, गत्वा अ

कुमार दीप्ति भारतीय (३२), लंबाई-८२० लम्बी ३.

खोदी केवलामध्यम दृष्टिमान विद्युत विद्युत विद्युत

1 AUG 2023

I, Mr. Mukund P. Parmar, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title Report to the land on which the development of the project 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 from all encumbrances.
3. That the time period within which the project which is 'VASTU' shall be completed by the promoter on or before **28/09/2030**.
4. That seventy per cent 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 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 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 rule 3 of these rules, within seven days of the said changes occurring.
9. That the promoter 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.

For G Apple Reality LLP

Authorized Signatory



Verification

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

Verified by me at Mumbai

on this 3rd day of October.

A handwritten signature of the deponent.

Deponent

**BEFORE ME
NOTARY**

Jayprakash Dhanuka
ADVOCATE & NOTARY
9/53, Bhuper Chambers, 3rd Floor,
Dalal Street Fort, Mumbai-400 023
Mob:- 9223481626 9322877507
3/01/25
Sr. No. 5296 Pg. No. 193





For G APPLE REALITY LLP

Partner



A handwritten blue signature, which appears to be 'MUKUND PARMAR', is written over the notary stamp.



नौदविण्याचा क्रमांक / Enrollment No 1218/61120/46563

To,
मुकुंद पोपटभाई परमार
Mukund Popatbhai Parmar
C-204, Dev Darshan
Khot Kuwa Road
Near Kala Hanuman Temple Dhanjwadi
Mumbai
Malad East Mumbai Mumbai
Maharashtra 400097
9867841009

29/04/2013

Ref: 52 / 23G / 102282 / 103740 / P



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आपला आधार क्रमांक / Your Aadhaar No. :

6505 4586 6293

आधार - सामान्य माणसाचा अधिकार



आधार - सामान्य माणसाचा अधिकार