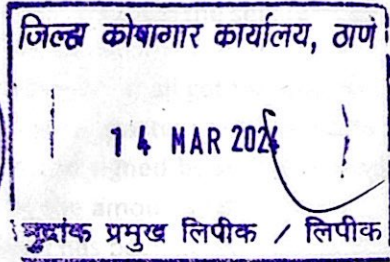


महाराष्ट्र MAHARASHTRA

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96AA 727020



(14-03-2024)



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 Ravriya Developer through its Partner
Mr. Narayan Raghavji Ravriya, promoter of the proposed project, Neelkanth Darshan
duly authorised by promoter of the proposed project, Neelkanth Darshan, vide his authorisation
dated 08/04/2024

I Narayan Raghavji Ravriya, Partner of M/s Ravriya Developers
promoter of the proposed project / Neelkanth Darshan duly authorised by the promoter
of the proposed project Neelkanth Darshan, do hereby solemnly declare, undertake and
state that :

1 M/s Ravriya Developers (Promoter) has obtained development rights to the land situated a

जोडपत्र - १ / फक्त प्रतिज्ञापत्रासाठी

2 APR 2024

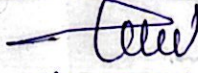
मुद्रांक विक्री नोंदणी अनु. क्र. 81053 दिनांक

मुद्रांक विकत घेणा-याचे नाव For RAVRIYA DEVELOPERS

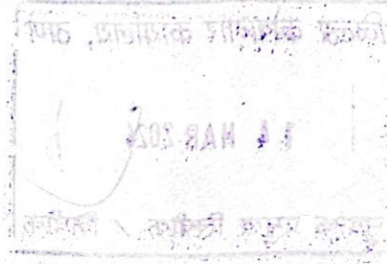
रहिवासी पत्ता Kharghor SEC-34

मुद्रांक विकत घेणा-याची / हस्ते सही prashant

मुद्रांक विक्रेत्याची सही व विक्रीचे ठिकाण
संतोष स्टॅप वेंडर, दुकान क्र. ४१, प्रभात सेंटर,
सेक्टर ०१ अ, सीबीडी, बेलपुर - ४०० ६१४.


(संतोष द. वाळूंसकर)
परवाना क्र. - १२०१०४०

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



Plot No 57B, Sector 34A, Node Kharghar Navi Mumbai -410210

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.

That the project land is free from all encumbrances.

3 That the time period within which the project shall be completed by the promoter from the date of registration of project shall be **31/12/2029**

4 For ongoing project on the date of commencement of the Act.

i. That seventy per cent of the amounts to be realized hereinafter 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.

OR

ii. That entire of the amounts to be realized 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 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 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 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.

BEFORE ME


KAVITA RAJENDRA AGRAWAL
ADVOCATE & NOTARY
B-1, Crystal Plaza, Hiranandani,
Sector 34A, Kharghar, Navi Mumbai,
Mobile: 8898978099

Verification

by me there from.

Verified by me at Panvel on this _____ day of March 2024.

Noted And Registered

at Sr No 12331/2024

06 APR 2024


Deponent


Deponent

