

409

भारतीय गैर न्यायिक
भारत INDIA

रु 500

FIVE HUNDRED
RUPEES

Rs. 500

SPECIAL



महाराष्ट्र MAHARASHTRA

2024

CT 037685



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.चि.क्र. 4000009
24 SEP 2024
सक्षम अधिकारी

श्री. जे. पी. वाईकर

FORM B

[Rule 3(6)]

Affidavit cum Declaration

We "M/s. A.K Developer" Promoter of the project "Aaditya Luxuria" bearing "C.T.S. No. 638 & 1/638 of Girgaon Division" situated at V.P Road, Mumbai -400 004 do hereby solemnly declare, undertake and state as under:

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.
3. That the period within which the project shall be completed by us on or before **30/12/2025**.
4. Seventy Percent of the amounts to be realise 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

Aadu

A. K. DEVELOPERS
Office No.1, 1st Floor,
Purshottam Bldg., C-Wing,
Tribhuvan Road, Grant Road
Mumbai - 400 004

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Office No. 1, 1st Floor,
Purshottam Bldg., C-Wing,
Tribhuvan Road, Grant Road
Mumbai - 400 004

RY
UKLA
DIST. THANE
BANKER (B)

[illegible]

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 The amount from separate account shall be withdrawn in accordance with RERA Rule 5.

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 practising Chartered Accountant, and it shall be verified during the audit 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 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) of section 4 of the Act and under rule 3 of these rules, within seven days of the said charges 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.

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Solemnly declared at Mumbai)
by the withinnamed **"THE DEPONENT"**)

M/S A.K DEVELOPERS)

BY the Hand of Its Partner)

MR AADITYA A. SANGHVI)

On this ____ day of October, 2024)

in the presence of)

1.)

2.)

Aady

BEFORE ME

19/10/2024

O. P. SHUKLA
NOTARY

Advocate (E), Dist. Thane
Maharashtra, Govt of India



NOTED & REGISTERED

Sr. No.: 409 Doc. No.: 72 Reg. No.: 06
Date: 19/10/2024