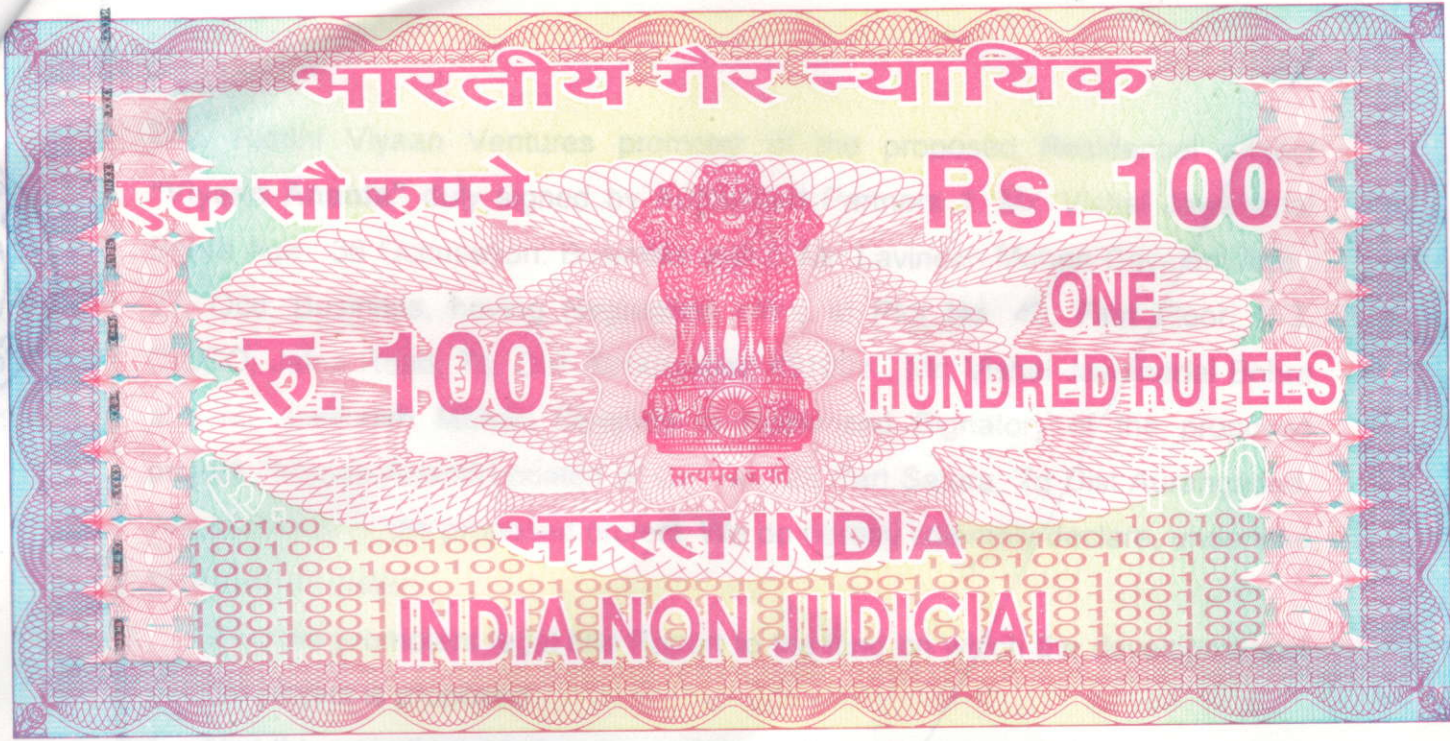




महाराष्ट्र MAHARASHTRA
औरंगाबाद
9 NOV 2021
मुख्य प्रमुख लिपीक
श्री. अ. शैलेंद्रराव

2021

YZ 447963

मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक 8319 11/11/2021
मुद्रांक विकत घेणाऱ्याचे नांव, पत्ता व सही प्रशांत रमेश रोड्डे 100 no
प्रदानाधारक मुद्रांक विक्रेत्याचे नांव दाभाडे एस.पी. 4313 1670 4891
सही [Signature] परवाना क्र. 3101013
मुद्रांक विक्रीचे ठिकाण/पत्ता सहःदुय्यम निबंधक कार्यालय परिसर, शौ जाद
जवळ कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे
[Signature]

डिवायडिंग, रिहती दिव
वॉचर्स [Signature]



FORM 'B'

Affidavit cum Declaration

[Signature]

[Signature]



M/s. Riddhi Viyaan Ventures promoter of the proposed Residential project **"Viyaan Ananta"** duly signed by Authorized Partners 1. Mr. Vishal Jawaharlal Bohra Age : 36 Occupation: Business and 2. Mr. Lavinesh Mohan Dayalani Age : 27, Occ: Business, having Registered office at Plot No. 40, First Floor, N-3, CIDCO, Jalna Road, Tq. Dist Aurangabad 431001 , Mr. Vishal Jawaharlal Bohra and Mr. Lavinesh Mohan Dayalani is Authorized Signatory of the proposed project **"Viyaan Ananta"** Located at Gut No 128 Part Satara, Tq Dist Aurangabad. We, promoter of the proposed project, We do hereby solemnly declare, undertake and state as under:

1. That the promoters legal title Report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of project; 31/03/2026
- (a) That seventy per cent of the amounts to be realised 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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.
7. That the promoter shall take all the pending approvals on time to time, from the competent authorities and update the same.
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 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 of any apartment.

M/s. RIDDHI VIYAAN VENTURES

[Signature]

Mr. VISHAL JAWAHARLAL BOHRA
Deponent

[Signature]

Mr. LAVINESH MOHAN DAYALANI
Deponent

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

Verified by me at Aurangabad on this 3rd Day of December 2021

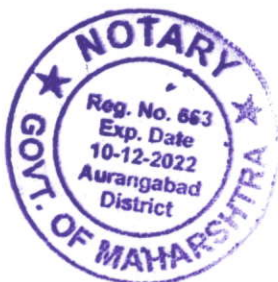
M/s. RIDDHI VIYAAN VENTURES

[Signature]

Mr. VISHAL JAWAHARLAL BOHRA
Deponent

[Signature]

Mr. LAVINESH MOHAN DAYALANI
Deponent



Affidavit -

I Swear In the Name of god
Solemnly affirm

Vishal Jawaharlal Bohra age major
This is my name and signature mark
and that the contents of this my
affidavit are true identified by.....
Date.....

*secy- Business of
N3, CIDCO, Aurangabad*

4/12/2021

BEFORE ME

4/12/2021

P. U. KALUSE PATIL
NOTARY GOVT. OF MAHARASHTRA
AURANGABAD
MOB.: 9422702279

P. U. KALUSE PATIL
ADVOCATE NOTARY
N-3 PLOT NO. 41
CIDCO, AURANGABAD
M: 9422702279/ 8007353377