भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 32AA 976305

जिल्हा कोषागार मुद्रांक विकी नोंदवही अनु.क्रमांक/दिनांक 6743 04/08/2023

कार्यालय औरंगाबाद मुद्रांक विकत घेणाऱ्याचे नांव,पत्ता व सही नरेश रोट आधारकार्ड नंबर 3808 8468 6352

परवानाधारक मुद्रांक विक्रेत्याचे नांव दाभाडे एस.पी.

सही: परवाना क्र.3101013

28 JUL 2023 मुद्रांक विक्रीचे ठिकाण/पत्ता सह:दुय्यम निबंधक कार्यालय परिसर,औ.बाद कोषागारिय: सम्मे

मुद्रांक प्रमुख लिपीक

ब.को.अ.औरंगाबाद

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

NOTARY P.U.KALUSE PATIL NO.663 CHHATRAPATI SAMBHAJINAGAR (DISTRICT) NOTARIAL GOVT. OF MAHARASHTRA

NOTARY P.U.KALUSE PATIL NO.663 CHHATRAPATI SAMBHAJINAGAR (DISTRICT) NOTARIAL GOVT. OF MAHARASHTRA

NOTARY P.U.KALUSE PATIL NO.663 CHHATRAPATI SAMBHAJINAGAR (DISTRICT) NOTARIAL GOVT. OF MAHARASHTRA

FORM 'B'

Affidavit cum Declaration

M/s. RIDDHI VIYAAN VENTURES Auth. Partner Mr. Vishal Jawaharlal Bohra and Mr. Lavinesh Mohan Dayalani are the Promoters of the proposed residential project [redacted]**ANUKUL"** hence this form is duly signed by Mr. Vishal Jawaharlal Bohra Age: 37, Occ. Business, and Mr. Lavinesh Mohan Dayalani Age: 27, Occ. Business having Registered Office at **Plot No 40, Sector N-3, CIDCO, Aurangabad**, Maharashtra, we are promoters of the proposed project, situated **Gut No 128/Part, Satara, Tq & Dist Chhatrapati Sambhaji Nagar**, Maharashtra, and promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoters have the 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 me/promoter from the date of registration of project; **31/03/2027**
4. (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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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, 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.

RIDDHI VIYAAN VENTURES

Partner Partner

For RIDDHI VIYAAN VENTURES

Mr. Vishal Jawaharlal Bohra
Authorised Partner
Deponent

Mr. Lavinesh Mohan Dayalani
Authorised Partner
Deponent

VERIFICATION

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 8th Day of **AUGUST** 2023

For RIDDHI VIYAAN VENTURES

Mr. Vishal Jawaharlal Bohra
Authorised Partner
Deponent

Mr. Lavinesh Mohan Dayalani
Authorised Partner
Deponent

RIDDHI VIYAAN VENTURES

Partner Partner

NOTARY
P.U. KALUSHE
AREA
AURANGABAD
DISTRICT
Reg. No. 663
GOVT. OF MAHARASHTRA

Affidavit
I Swear In the Name of god
Solemnly affirm
Riddhi Vivaan Ventures Through Vishal Jawahar Bohra age-
This is my name and signature mark and that the contents of this my affidavit are true identified by.....
Date 8/8/2023
BEFORE ME
8/8/2023

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