भारतीय गैर न्यायिक

भारत INDIA

NOTARY Y.D. Gaikwad ULHASNAGAR Dist. Thane Reg. No.9916 GOVT. OF INDIA

FIVE HUNDRED RUPEES

रुपये Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2016 ◐ AB 599316

Treasury Allotment Date and No. 29.06.2017 (AB 599316)	Serial No. **2473**/17 Date 12.07.2017
Nature of Document/Article No.	
Whether it is to be Registered -	If Registrable Name of S.R.O-
Property Description in brief	As per the Document
Stamp Purchaser's Name	**Vaijanath Realtors LLP,** Ulhasnagar-3
If through other person then Name & Address	Kishor Karbhari,
Name of the Other Party	
Stamp Duty Amount	Rs.500/-
Stamp Purchaser's Signature and Date	**Shri Jay R. Birwadkar,** Stamp Vendor, Ls. No. 1206030 Kumbhar Chawl, Netivali, Kalyan (E) 421 306 (M) 9890732173

SUB-TREASURY OFFICE KALYAN

Sub-Treasury Officer Kalyan

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन सहा महीन्यात वापरणे बंधनकारक आहे

29 JUN 2017

NOTARY Y.D. Gaikwad Ulhasnagar Reg. No 9916 Expiry Date GOVT. OF INDIA

FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. RAJU.THAKURDAS.JAISINGHANI**, a partner of M/s Vaijanath Realtors LLP, promoter of the proposed project having its office at 101/102 Kings court, near Jhulelal Chowk, D'Mart Road, Khadakpada Kalyan 421301.

NOTARY Y.D. Gaikwad Ulhasnagar Reg. No 9916 Expiry Date GOVT. OF INDIA Rs.5

Rs.20 TWENTY RUPEES

I, **RAJU.THAKURDAS.JAISINGHANI**, a Partner of M/s Vaijanath Realtors LLP, 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 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.

2. That the project land is free from all encumbrances and the detail of encumbrances is enclosed herewith.

3. That the time period within which the project shall be completed, the promoter from the date of registration of project is 31st Dec, 2018.

4. For ongoing project:
   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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project

6. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, 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 furnish such other documents as have been prescribed by the rules and regulations made under the Act.

9. That the promoter shall not determine against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Mr. Raju Thakurdas Jaisinghani
Partner of M/s Vaijanath Realtors LLP

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 _____ on this ____ day of _____.

Deponent

Mr. Raju Thakurdas Jaisinghani
Partner of M/s Vaijanath Realtors LLP

ATTESTED BY ME

YESHWANT D. GAIKWAD
B.A., LL.B.
NOTARY

15 JUL 2017