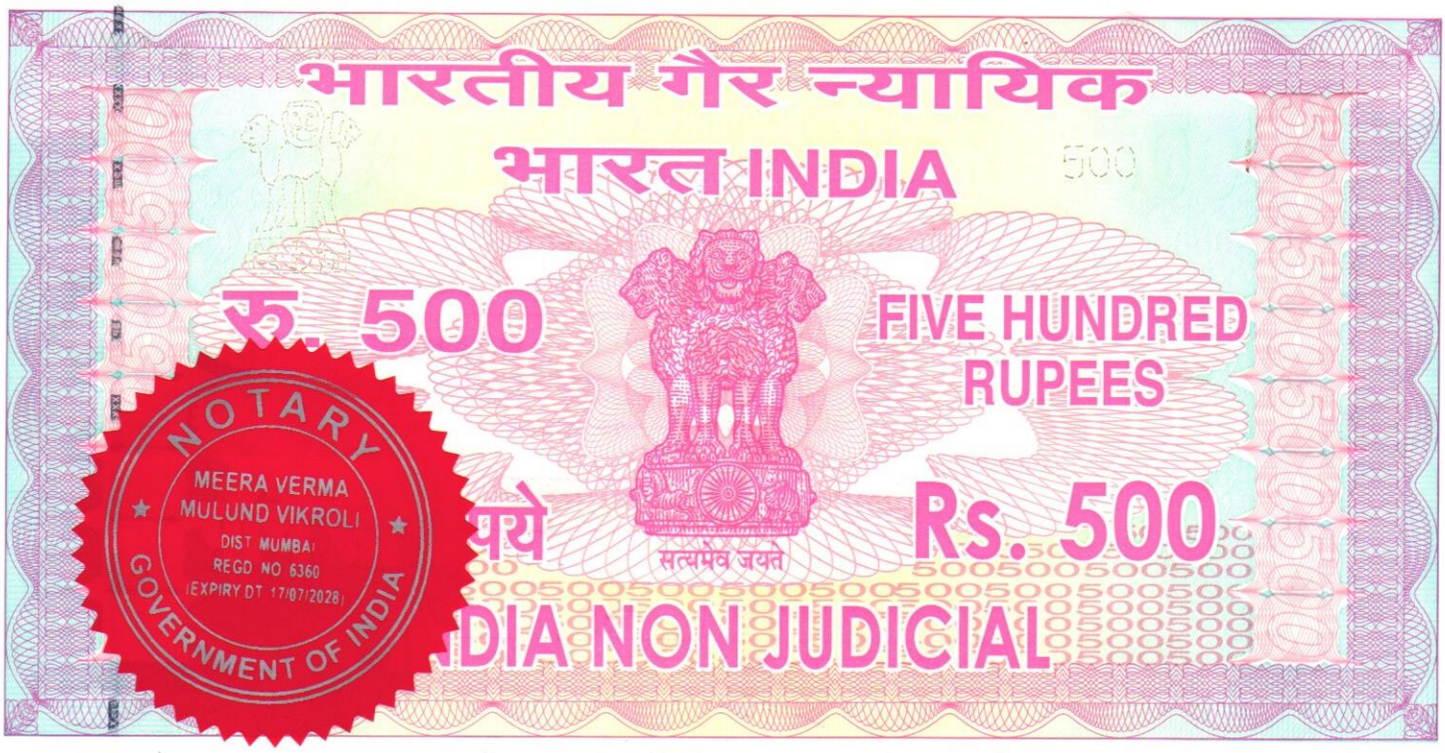


महाराष्ट्र MAHARASHTRA ◐ 2025 ◐ EH 829454

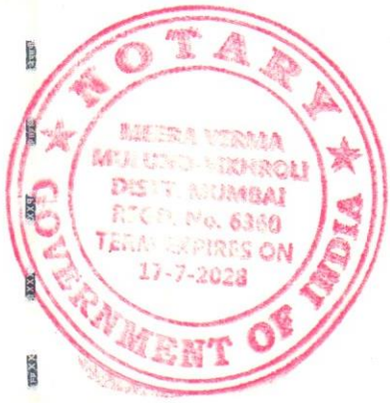
प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००२९
11 NOV 2025
सक्षम अधिकारी
श्रीमती सुषमा चव्हाण



FORM "B"

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE CO-PROMOTER (LANDOWNER) OR ANY PERSON AUTHORIZED BY THE CO-PROMOTER (LANDOWNER)

AFFIDAVIT CUM DECLARATION





दोडपत्र - २ Annexure - II

दस्ताचा प्रकार	RERA
दस्त नोंदणी करणार आहेत का ?	YES/NO
मिळकतीचे वर्णन -	ANJANEYA
मुद्रांक विकत घेणाऱ्याचे नाव	LAND & PROPERTY DEVELOPERS
दुसऱ्या पक्षकाराचे नाव	11, Gaiwadi Sadan, 1st Floor, Bldg. No. 147/149, Dr. Vigas Street, Kalbadevi Road, Mumbai - 400 002.
ज्याने चलनाचा त्याचे नाव व पत्ता	
मुद्रांक शुल्क रक्कम	500
मुद्रांक विक्री ची वही अनु. क्रमांक/दिनांक	108 14 NOV 2025
मुद्रांक विकत घेणाऱ्याची सही	
मुद्रांक विक्रेत्याची सही	श्री विजय पाटील

सह दुय्यम निबंधक : ८०००२९
मुद्रांक विक्रेता परवाना क्रमांक : मुलुंड कोर्ट बार असोसिएशन
लोणिवाला कॉम्प्लेक्स आवार,
[illegible] रोड, मुलुंड (प.) मुंबई - ४०० ०८०

टीप : कारण सही - सदरील मुद्रांक आहेत केवळ त्यांनी त्याच कारणासाठी
[illegible] बंधनकारक आहे



Affidavit cum Declaration of **M/s. Anjaneya Land and Property Developers,** the Co-promoter (Landowner) of the proposed **Building 1** in project **"NATURE VISTA"** duly authorized by the Co-promoter (Landowner) of the proposed project.

We **M/s. Anjaneya Land and Property Developers**, Co-promoter (Landowner) of the proposed project duly authorized do hereby solemnly declare, undertake and state as under:

1. That the Co-promoter (Landowner) has a legal title Report to the land on which the development of the project is proposed.

   AND

   a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and co-promoter (Landowner) for development of the real estate project is enclosed herewith.

2. That details of encumbrances of **Aditya Birla Housing Finance Limited** including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by the Co-promoter (Landowner) in the stipulated time as mentioned in the registration of project **i.e. 31/12/2028**.

4. That seventy percent of the amounts realized by the Co-promoter (Landowner) 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 the Co-promoter (Landowner) 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 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 Co-promoter (Landowner) shall take all the pending approvals on time from the competent authorities.

8. That the Co-promoter (Landowner) 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 Co-promoter (Landowner) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Co-promoter (Landowner) shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

M/s. Anjaneya Land and Property Developers

ANJANEYA LAND & PROPARTY DEVELOPERS

PARTNER

Partners

(Naresh G. Mehta)

Verification

The contents of the above affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at **Mumbai** on this 18 day of Nov., 2025.

M/s. Anjaneya Land and Property Developers

ANJANEYA LAND & PROPARTY DEVELOPERS

PARTNER

Partners

(Naresh G. Mehta)

BEFORE ME

MEERA J. VERMA
B.A., LL.B
ADVOCATE & NOTARY
GOVT. OF INDIA
A/2004, VARUNA, DOSTI VIHAR
VARTAK NAGAR, THANE (W)
MAHARASHTRA.

Notary Register Sr. No. 2655
Date: 18/11/2025