भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

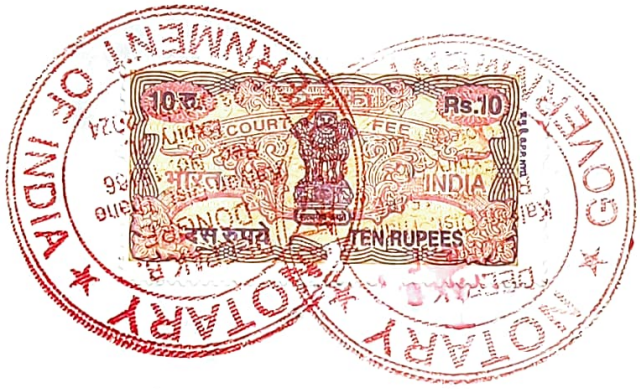
NOTARY DEEPAK B. DONGRE Kalyan Dist. Thane Reg. No. 15166 GOVERNMENT OF INDIA

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 78AA 928272



उप कोषागार अधिकारी
कल्याण
20 FEB 2024

FORM 'B'
[See rule 3(6)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Arjun Vishnu Mhatre** promoter of the proposed project i.e. Vishnu Bliss having S. No. 40, H. No. 1/E, Mouje Chikanghar, Building Name - Vishnu Bliss, duly authorized by the promoter of the proposed project, vide its authorization dated 27/02/2024;

मुद्रांक विक्री नोंद वही अनुक्रमांक/दिनांक (Serial No. & Dt.)	18861 26/02/24
दस्त प्रकार (Document Type.)	Agreement
दस्त नोंदणी करणार आहात का? (Whether it is to be Registered.)	
मिळकतीचे वर्णन (Property Description in brief.)	
मुद्रांक विकत घेणाऱ्यांचे नाव (Stamp Purchaser's name.)	LEGACY BUILDERS & Innovators.
मुद्रांक विकत घेणाऱ्यांची सही (Stamp Purchaser's signature.)	
हस्ते असल्यास त्यांचे नाव पत्ता (If through other person then Name & Address & Signature.)	Madhukar V. Mahatre.
परवानाधारक मुद्रांक विक्रेत्याची सही तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	नि.भा. यशवंतराव परवाना क्र. १२०६०२४ मुद्रांक विक्रेता तिसगांव, कल्याण (पूर्व)

I, **Arjun Vishnu Mhatre** promoter of the proposed project i.e. Vishnu Bliss having S. No. 40, H. No. 1/E, Mouje Chikanghar, Building Name - Vishnu Bliss, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have 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 promoter for development of the real estate project is enclosed herewith.

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 is 31-12-2025.

4. That seventy percent of the amounts realized by me/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 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 I / the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / 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 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, plot or building, as the case maybe.

For Legacy Builders & Innovators

Arjun Vishnu Mhatre
Partner

LEGACY BUILDERS & INNOVATORS
Office No.1, Neerai Hights,
Gauripada Road, Gauripada, Kalyan,
Thane, Maharashtra - 421301.

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 Kalyan on 27th day of February, 2024.

For Legacy Builders & Innovators

Arjun Vishnu Mhatre
Partner

LEGACY BUILDERS & INNOVATORS
Office No.1, Neerai Hights,
Gauripada Road, Gauripada, Kalyan,
Thane, Maharashtra - 421301.

ATTESTED BY
DEEPAK B. DONGRE
B.L.S., LL.B.
ADVOCATE & NOTARY
Government of India
Kalyan, Dist.Thane, Maharas.ntra
Reg. No. 15166

27 FEB 2024