



महाराष्ट्र MAHARASHTRA

2023

62AA 953928



उप कोषागार अधिकारी
कराच

24 NOV 2023

5 NOV 2023

Form 'B'

[See rule (6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s. VANDU BUILDERS LLP Partnership firm, having its corporate office address B-003, Vrindavan Homes Phase -2, Survey No. 5/1/A/1, Bandhivali Road, Shelu West, Tal. Karjat, Dist. Raigad, Maharashtra-410101, is the promoter of the ongoing project viz. "VRINDAVANN CITY PHASE-1" project S.NO.67/4/A,4/B,4/C,4/D, S.NO.67/5, S.NO.67/7, S.NO.67/8, Village- Dhavale, Tal - Ambarnath, Dist- Thane. Total admeasuring Net plot area 13020.40sq.mts., & Total Proposed built up area 12407.26 sq.mt. through its promoter M/s. VANDU BUILDERS LLP through Partner Mr.Khimji meghji Bavadiya, age:48, occupation-Business, Mr. ramesh Sava Thans, age 42, occupation : business.

M/s. VANDU BUILDERS LLP Partnership firm, Partner Mr. Khimji Meghji Barvadiya & Mr. Ramesh Sava Thans is promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/the promoter have / has a legal title report to the land on which the development of the project is proposed.
AND
A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and co-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 from the date of registration of Project; is 6 years, Date of completion is 31.12.2030
4. (a) For New Project:
That seventy per cent 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.

(b) For ongoing project on the date commencement of the Act
(i) That seventy percent of the amounts to be realized hereinafter by the me/Co-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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 its 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 authorizes.



7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I /the Co-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 Co-promoter have / has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That I /the co promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

For VANDU BUILDER LLP.

[Signature]

Designated Partner

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

24 NOV 2023

NOTED & REGISTERED
Page No. 2 | Sr.No. 7512
Date 24-11-2023

ATTESTED BY ME
[Signature]
SHUBHANGI A. SALVI
ADVOCATE & NOTARY
GOVT. OF MAHARASHTRA REG. NO. 1269
KARJAT, DIST. RAIGAD

