

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 84AA 578482

जिल्हा कोषागार कार्यालय, ठाणे
21 FEB 2023
सहायक प्रमुख लिपीक / लिपीक

NOTARY
R C DIGPAL
AREA :
GREATER BOMBAY
& NEW BOMBAY
980/97
GOVT. OF INDIA

FORM B (SEE RULE 3 (4))

AFFIDAVIT CUM DECLARATION

M/s. VARDHMAN REALTY, through partner, MR. VINAY HARILAL SHAH, occupation business, **SHOP no.73, VINDHYA COMMERCIAL, PLOT NO.1, Sector 11, CBD Belapur, Navi Mumbai - 400614,** do hereby declared undertake and state as under.

जोडपत्र - १ / फक्त प्रतिज्ञापत्रासाठी

- 9 FEB 2024

मुद्रांक विक्री नोंदणी अनु. क्र. 10857 दिनांक

मुद्रांक विकत घेणा-याचे नाव For Vardhman Realty

रहिवासी पत्ता Belapur

Partner

मुद्रांक विकत घेणा-याची / हस्ते सही Harilal Shah

मुद्रांक विक्रेत्याची सही व विक्रीचे ठिकाण
राणे स्टॅम्प वेंडर, दुकान क्र.३१, प्रभात सेंटर,
सेक्टर-१-अे, सी.बी.डी.बेलापूर, नवी मुंबई-४००६१४

(सौ.डी.बी.राणे)
परवाना क्र.१२०१०४१

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

NOTARY
R. C. DIGPAL
VARLA :
GREATER BOMBAY
& NEW BOMBAY
950/97
GOVT. OF INDIA

1) **Mr. Harilal Velji Shah, Mrs. Daksha Harilal Shah, Mr. Vinay Harilal Shah & Mrs. Ruchi Vinay Shah** are the land owners and have a legal title to the land on which the development of the proposed project is to be carried out. **All four land owners** have entered into a Partnership Agreement under the name and style as "**Vardhaman Realty**" to start the development on their land and now have a legal title to the land on which the development of the proposed project is to be carried out. A legally valid authentication of title of such land along with an authenticated copy of the partnership agreement between owners for development of the real estate project is enclosed herewith.

2) That the said land is free from all encumbrances.

3) That the time period within which the project shall be completed by us by the end of 31/07/2027.

4) That seventy per cent of the amount realized by me/promoter for the real estate project from time to time shall be deposited in a separate account to be maintain 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5) That the amount from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6) That the amount from the separate from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7) That Promoter shall be get the account audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8) That Promoter shall take all the pending approvals on time from the competent authorities.

9) That Promoter have/ has furnished such other documents as have been prescribed by the rule and regulation made under the Act.

10) That Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be on any grounds.

Sign/-

For Vardhman Realty

Partner

M/s. Vardhman Realty

Through Partner

Mr. Vinay Harilal Shah

NOTARY R. C. DIGPAL AREA : GREATER BOMBAY & NEW BOMBAY 980/97 GOVT. OF INDIA

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 2024.

Sign/-

For Vardhman Realty

Partner

Before Me

R. C. DIGPAL
ADVOCATE & NOTARY
MUMBAI

M/s. Vardhman Realty

Through Partner

Mr. Vinay Harilal Shah

REGISTERED VIDE
SL NO.: 410
DT: 06 MAR 2024