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 **Mr. Pankaj Sureshkumar Mehta** duly authorized by **Jai Bhawani Orchid Infra LLP** the promoter of the proposed project **"Vivanta Bliss Phase II"** vide its/his/their authorization dated 28/05/2024.

I, **Mr. Pankaj Sureshkumar Mehta** duly authorized by **Jai Bhawani Orchid Infra LLP** the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

3 JUN 2024

3 JUN 2024

// श्री //

जोडपत्र–2 / Annexure - II

खालील विक्का प्रतिज्ञापत्र व्यतिरिक्त वापरण्यात येणा–या मुद्रांकावर उमटवावा /

(Except affidavit, this seal put for all documents)

1) मुद्रांक विक्री नोंदवही अनुक्रमांक / दिनांक
(Serial No./Date) 8016

2) दस्ताचा प्रकार
(Name of Document)

3) दस्त नोंदणी करणार आहेत का ?
(Whether it is to be registered) होय / नाही
Yes/No

4) मिळकतीचे थोडक्यात वर्णन

5) मुद्रांक विकत घेणा–याचे नाव व सही
(Stamp Purchaser's Name & Signature) For JAI BHAWANI ORCHID INFRA LLP

Partner

6) हस्ते असल्यास त्याचे नाव,पत्ता व सही
(If through other person then
Name, Address & Signature)
Purchaser Sd/-

7) दुस–या पक्षकाराचे नाव
(Name of the other party)

8) मुद्रांक शुल्क रक्कम
(Stamp Duty Amount) 00/-

9) परवानाधारक / मुद्रांक विक्रेत्याची सही
परवाना क्रमांक जुना क्रमांक – 06 / 2003
(नविन परवाना क्रमांक – 1201015)
सौ. एच. डी. पाटील–कृपदी टायपिंग अँण्ड कम्प्युटर सेंटर,
मयुरेष बिल्डिंग, टेंभीनाका, ठाणे–प–400601

Sd/-

- - - -

1. That promoter has a legal title Report to the land on which the development of the project is proposed

OR

Mr. Ramniklal Jethalal Shah, Mr. Bhagwan Bhiwa Mhatre, Mr. Rajaram Bhiwa Mhatre, Mr. Sitaram Bhiwa Mhatre, Mrs. Taibai Ramkrushna Mhatre, Mr. Janardan Ramkrushna Mhatre, Mr. Gorakhnath Ramkrushna Mhatre, Mr. Arun Ramkrushna Mhatre, Mr. Deepak Ramkrushna Mhatre, Mr. Machindra Ramkrushna Mhatre, Mr. Sachin Ramkrushna Mhatre, Mr. Raju Rambhau Gajmal, have/has a legal title Report to the land on which the development of the proposed project is 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.

OR

That details of encumbrances as per EC 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 me/promoter from the date of registration of project is **31/12/2028.**

4. (A) For New Projects: That seventy per cent of the amounts realised 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 of commencement of the Act (i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for 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.

OR

(ii) That entire of the amounts to be realized hereinafter by me/promoter for 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, since the estimated receivable of the project is less than the estimated cost of completion the project.

NOTARY SUJATA V. JOSHI Dist. Thane (M.S.) Regn. No. 14/03/2025 GOVT OF INDIA

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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 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 have/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 may be.

Mr. Pankaj Sureshkumar Mehta
Deponent

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 Thane on 28th day of May, 2024.

Mr. Pankaj Sureshkumar Mehta
Deponent

BEFORE ME
NOTARY
SUJATA V. JOSHI
ADVOCATE & NOTARY
101/102, Vishal Bldg., Station Road,
Kalwa (W), Thane-400 605.

NOTED & REGISTERED
Sr. No. 0078/2024

- 7 JUN 2024