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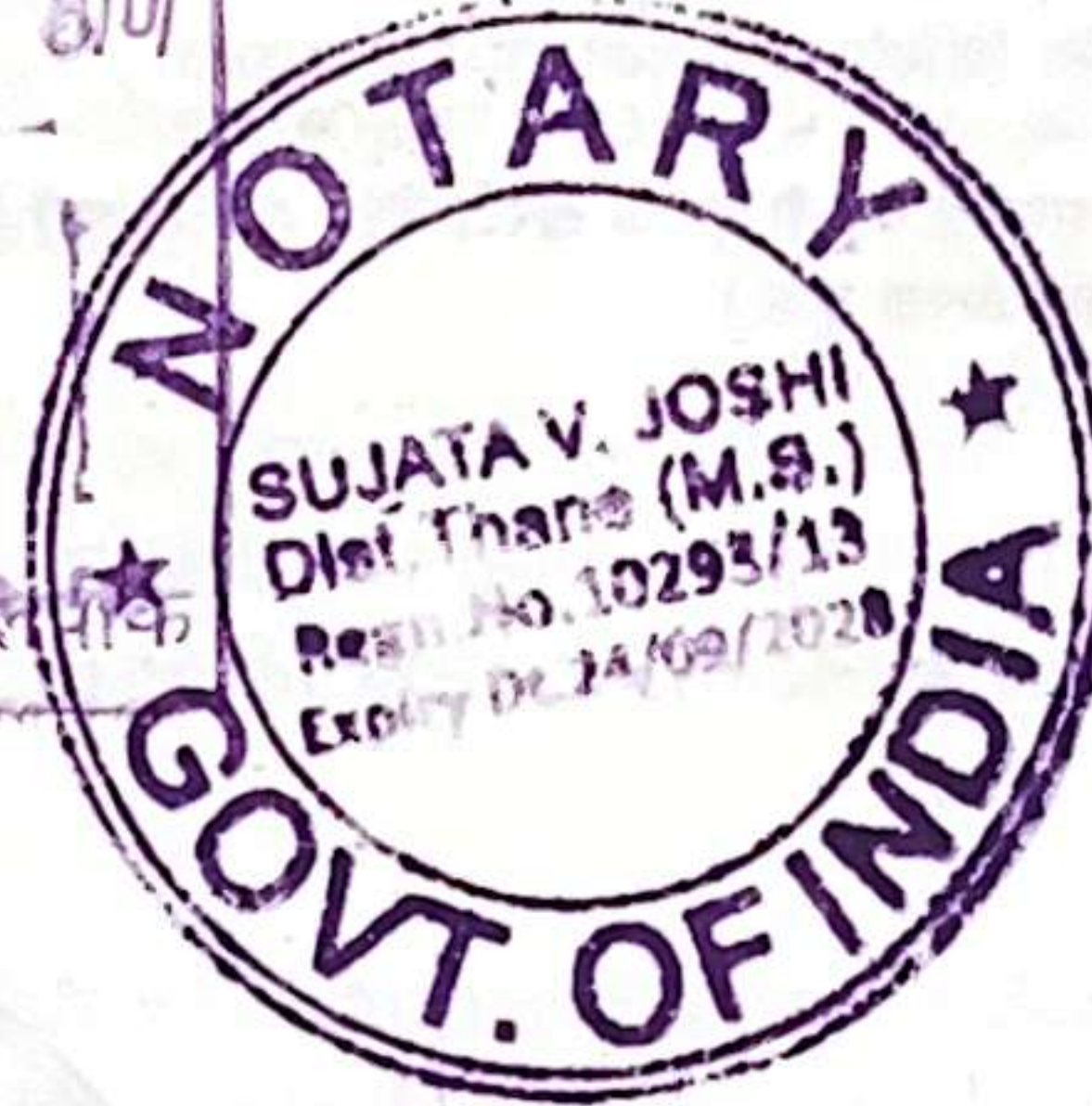
महाराष्ट्र MAHARASHTRA

2024

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जिल्हा कोषागार कार्यालय, ठाणे
E-7 MAY 2024
मुद्रांक प्रमुख लिपीक / लिपीक



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 We, 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 the land owner of the proposed project "Vivanta Bliss Phase II".

We, 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 the Landowner/Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

Jai Bhawani Orchid Infra LLP Have 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 the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

Those details of encumbrances as per 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 the 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 projects on the date of commencement of the Act (i) That seventy per cent of the amounts to be realised 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.

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 utilised 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.

For, Jai Bhawani Orchid Infra LLP



Mr. Pankaj Sureshkumar Mehta
Power of Attorney Holder

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.

For, Jai Bhawani Orchid Infra LLP



Mr. Pankaj Sureshkumar Mehta
Power of Attorney Holder



BEFORE ME
NOTARY

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



1-7 JUN 2024