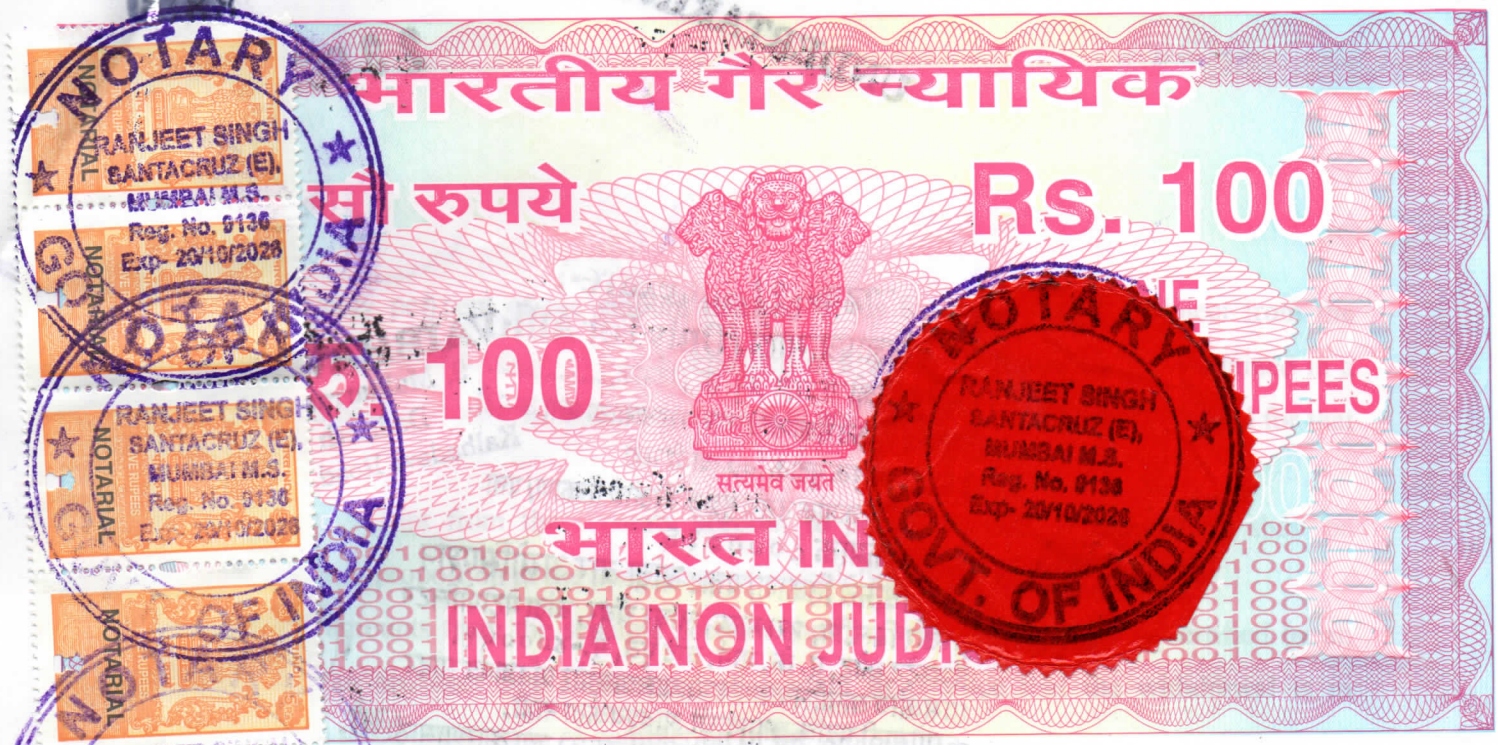


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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००९६
17 OCT 2023
सक्षम अधिकारी

AFFIDAVIT CUM DECLARATION

श्रीमती सुषमा चव्हाण

Affidavit Cum Declaration of Mr. Ruchir Vasant Jain, Partner of the proposed project / duly authorized by all the Partners of Vaibhav Realtors vide their authorization dated 1st October, 2018

I, Ruchir Vasant Jain, Partner of the proposed project and duly authorized by all the Partners of Vaibhav Realtors, do hereby solemnly declare, undertake and state as under:

1. That M/s. Vaibhav Realtors has a legal title to the land on which the development of the proposed project is to be carried out.
2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us is 29/12/2024.

4. That, seventy per cent of the amount realized by us 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 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 That, the amount from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, I shall get the accounts 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 that the amount 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, I shall take all the pending approvals on time from the competent authority.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

For VAIBHAV REALTORS

Ruchir V. Jain

Partner

Deponent

Verification

I, the deponent above, de hereby verify the contents of my above affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

For VAIBHAV REALTORS

Verified on this ..... 25 OCT 2023 ..... day of ....., 2023

Ruchir V. Jain

Partner

Deponent

NOTARY RANJEET SINGH SANTACRUZ (E), MUMBAI M.S. Reg. No. 9136 Exp- 20/10/2026 GOVT. OF INDIA

BEFORE ME

RANJEET SINGH M.Sc LL.B NOTARY MAHARASHTRA GOVT OF INDIA

25 OCT 2023