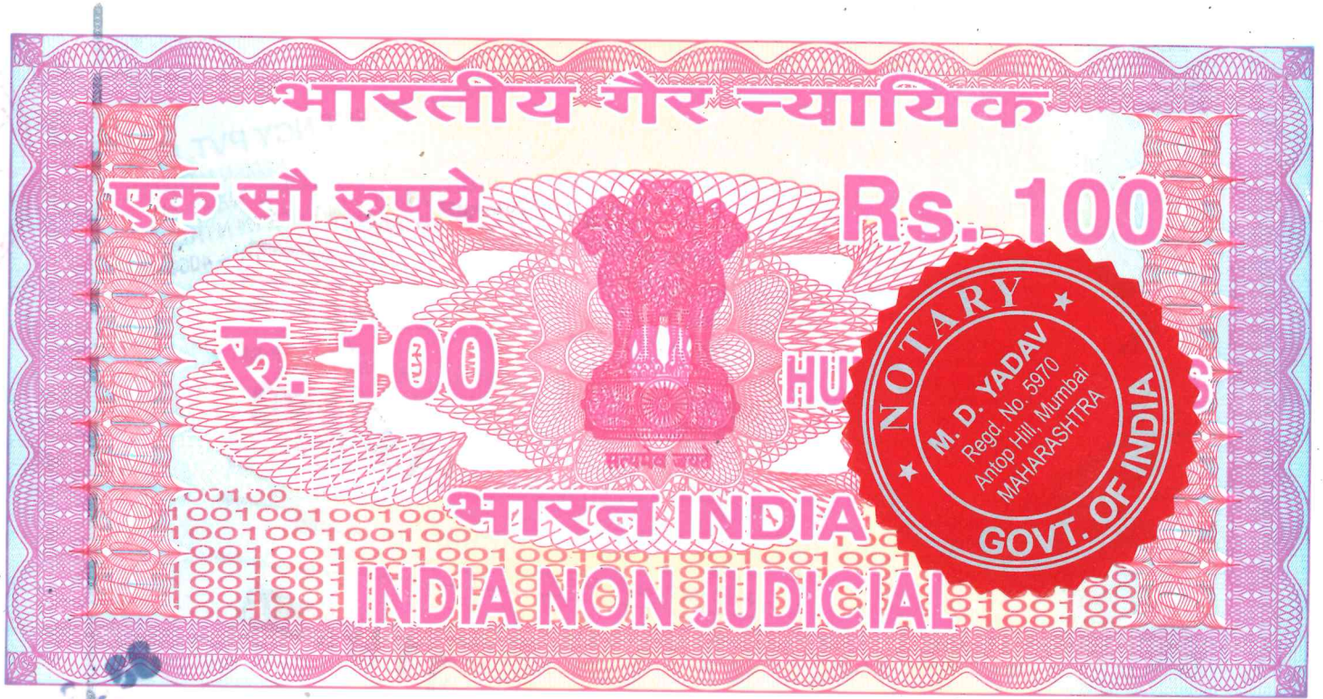

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 46AA 922258





श्रीमती लता सांगळे

FORM – 'B'
[See Rule 3(4)]

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 Dr. Ajay D. Desai, Promoter of the proposed project "Vidyalankar CHSL" having FP no 130/A of TPS II of Village Vile Parle, Ram Mandir Road (Malviya Road), Vile Parle (East), Mumbai – 400057.

I, Dr. Ajay D. Desai, Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:



DESAI RESIDENCY PVT. LTD.
601, 6TH FLOOR, 'A' WING, NAMAN MIDTOWN,
SENAPATI BAPAT MARG, NEXT TO
INDIABULLS FINANCE CENTRE,
PRABHADEVI (WEST), MUMBAI – 400013.

जोडपत्र-१ Annexure - I
फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव _____
मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता _____
मुद्रांक विक्रिबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रित्याची सही
परवाना क्रमांक : ८०००००६
मुद्रांक विक्रीचे ठिकाण/पत्ता : प्रविण एल. [illegible]
३/२७२, नेविल बिझिनेस सेंटर, लकी हाउस, एन. [illegible] - ०१.
शासकीय कार्यालयासमोर/ज्यावेळेसमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक
कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) नुसार
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६महिन्यात वापरणे बंधनकारक आहे.

11 APR 2023

11 APR 2023

3366

M. D. YADAV ★ NOTARY C. T. INDIA

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

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, details of encumbrances related to Legal including 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 is **31.07.2025 (31st July, 2025).**

4. 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.

5. That, the amounts 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 / Promoter 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 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, I / Promoter shall take all the pending approvals on time from the Competent Authorities.

9. That, I / Promoter have / has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.

10. That, I / 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.

RESIDENCY PRIVATE LIMITED MUMBAI

Deponent

Verification

I, the deponent above, do here by 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.

Verified on this .....10..... day of.....May.....2023

BEFORE ME

M. D. YADAV (10/5/2023)
B. Com., LL.B. Regd. No. 5970
NOTARY GOVT. OF INDIA
Resi. : Room No. 16, Durga Mata Mandir,
Shanti Nagar, S. P. Road, Antophill,
Wadala (E), Mumbai 400 037.

RESIDENCY PRIVATE LIMITED MUMBAI

Deponent

NOTED & REGISTERED
Sr 1542 Page No. 171
Date 10.5.2023