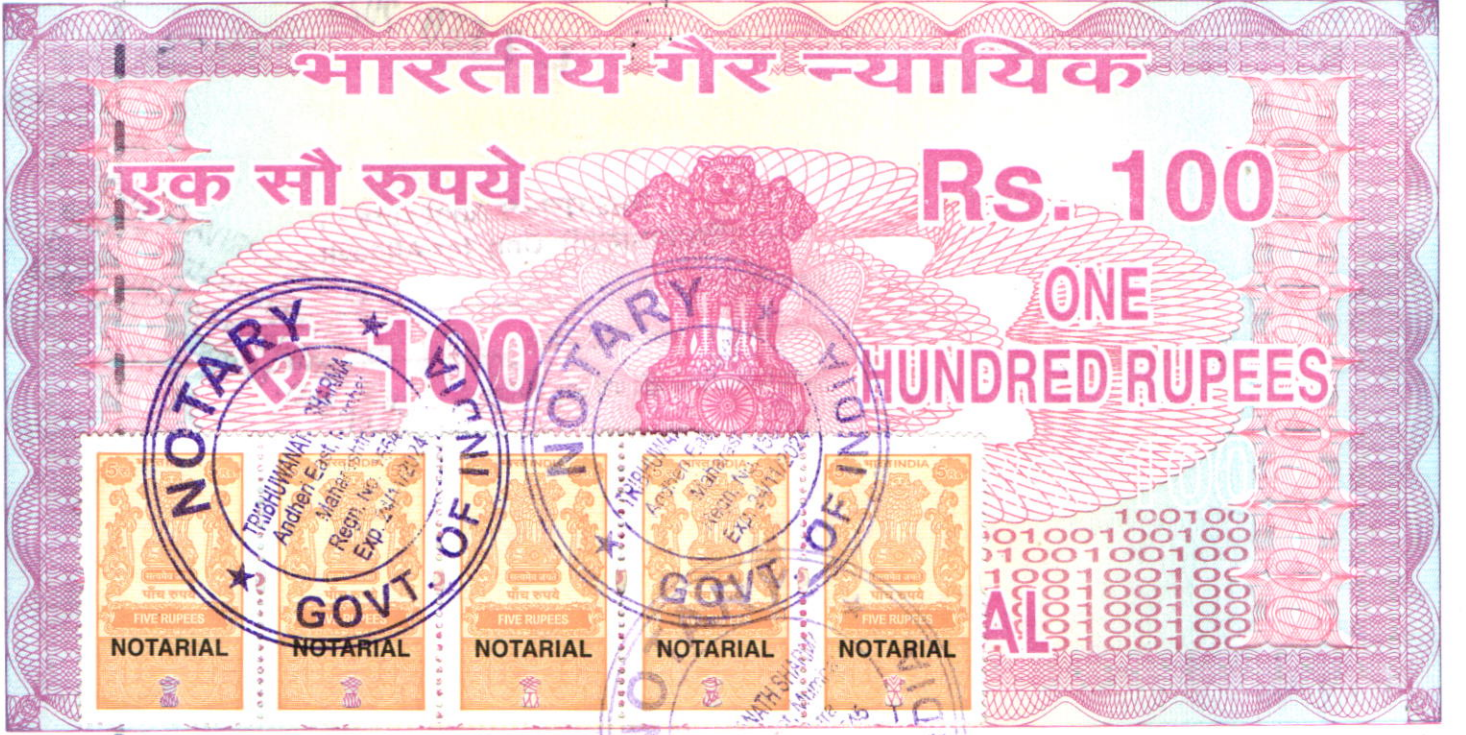




महाराष्ट्र MAHARASHTRA

2022

39AA 307974



Reg. No.:	1-2
Serial No.:	128
Date:	14-8-23

प्रधान मुद्रांक कार्यालय, मुंबई. प.मु.वि.क्र. ८००००९५ 31 JAN 2023 सक्षम अधिकारी
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श्रीमता स्नेहा भोसले

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 Mr. Sachin Gole, Secretary of Venus Co-operative Housing Society Limited (Formerly known as Bin-Bin Co-operative Housing Society Limited), promoter of the proposed project;



[Signature]

7 FEB 2023

15

जाडपत्र-9 Annexure - 1

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव

मुद्रांक विकत घेणाऱ्याचे पत्तियाची पत्ता

मुद्रांक विक्रीबाबतची नोंद कधी अनु.

PODDAR REALTY INDIA PRIVATE LIMITED
Plot No. 26 Shah Industrial Estate
Opp Anna Temple New Link Road
Andheri (West), Mumbai - 400 053

मुद्रांक विकत घेणाऱ्याची सही

महत्वाचा नमूनांक : ८००००१५

मुद्रांक विक्रीचे विक्रेता/पत्ता : ३१बीसी बंगला वार असोसिएशन
एन. एन. कॉर्ट, अंधेरी रेल्वे स्टेशनच्या लागू, अंधेरी (पूर्व), मुंबई - ६६

गारवणीचे कायदेक्यासमोर/कायदेक्यासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक

कार्याची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) मुता

म्ही केलेल्यासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी

केलेल्यामुळे ते अनित्यता वापरणे बंधनकारक आहे.



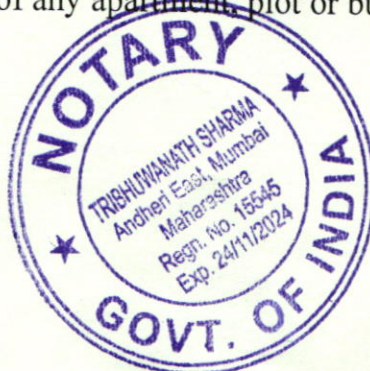
We, Mr. Sachin Gole, Secretary of Venus Co-operative Housing Society Limited (Formerly known as Bin-Bin Co-operative Housing Society Limited) promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Venus Co-operative Housing Society Limited, promoter has a legal title 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.
3. That the time period within which the project shall be completed by me from the date of registration of project is 31st March 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 We / the 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.
8. That We /the promoter shall take all the pending approvals on time, from the competent authorities.
9. That We / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That We/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



A handwritten signature in blue ink, appearing to be "Sachin Gole".

Deponent





Verification

I, the deponent above, do 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.

Verified by me at Mumbai on this 03th day of August 2023.


Deponent



Reg. No.:	A-12
Serial No.:	128
Date:	14.8.23

BEFORE ME


TRIBHUVANNATH SHARMA
M.A., Literature (English), LL.B. (Bom)
ADVOCATE & NOTARY, GOVT. OF INDIA
Anna Chawl, Sanjay Nagar-2, Mariam Mandir,
Andheri-East, Mumbai-400059.
MOB:- 9137800913



BY-ONE ME

[Handwritten signature]

TOBACCO