

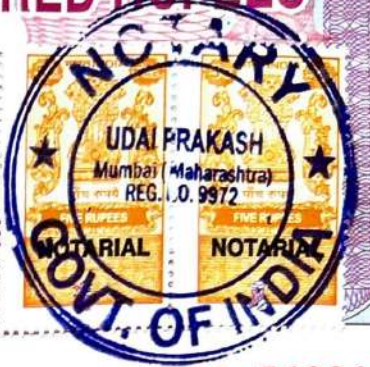
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE

HUNDRED RUPEES



महाराष्ट्र MAHARASHTRA

2023

66AA 340069



FORM 'B'
[See rule 3(6)]



श्री. जे. पी. वाईकर

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 M/s. Vini Developers, a partnership firm having its principal place of business at 204 - 205 A Wing, Kailash Towers, N S Phadke Marg, Andheri East, Mumbai, through its partner, Mr. Pritesh Savla, hereinafter referred to as Promoters of the proposed project, Rose Blossom CHSL, Having plot bearing Survey no. 262/A & B, 262, 262/1 to 262/6.

I, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 3 AUG 2023

जाहफत्र-9 Annexure - 1 002524
फॉर्म प्रतिष्ठापनासाठी Only for Affidavit

मुद्रांक विभाग येथील नांव

Pritesh Savla

मुद्रांक विभाग येथील अधिकारी यांना

An

दिनांक

मुद्रांक विभाग येथील सही

परवानाधारक मुद्रांक विक्रीसाठी आहे

परवाना क्रमांक: 6000094

मुद्रांक विक्रीचे दिनांक/पत्रा: 31 डिसेंबर 2023, मुंबई - 40

एन. एन. 31, असेही येथे स्टेशनरी

व्यवस्थेचे पत्राचार/व्यावस्थेचे पत्राचार सादर करणारी मुद्रांक

व्यावस्थेची आवृत्ती आहे. (संलग्न अर्थात दि. 08/08/2008) मुद्रांक

ज्या व्यवस्थासाठी ज्याची मुद्रांक करदा किंवा त्याची त्या व्यवस्थासाठी मुद्रांक खर्च

व्यवस्थापक/सहायक यांचे संलग्न आहे.



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

Legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters 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 promoters is on 01/08/2026
4. That seventy per cent of the amounts realized by promoters 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of RERA Act.
6. That the promoters 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 promoters shall take all the pending approvals on time, from the competent authorities.
8. That the promoters 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 the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent
For M/S. VINI DEVELOPERS


PARTNER

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 Mumbai on this 19th day of Aug 2023.

Deponent

For M/S. VINI DEVELOPERS

T. Vini

PARTNER

Identified by me

U. Prakash Adv

ASHOK KUMAR TIWARI
(ADVOCATE HIGH COURT, MUMBAI)
CHHABINATH PANDEY COMPOUND,
WAVPADA, MAROL NAKA, NEAR LEE'S HOTEL,
ANDHERI (EAST), MUMBAI-400056.
MC 962022509

19/08/2023.



BEFORE ME

U. Prakash
19/08/2023

UDAIPRAKASH (M.A.L.L.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. No. 9972
Room No. 10, S. No. 94, Ishwadi, Kharodi Village,
Marve Road, Malad (W), Mumbai - 400 035.