

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 **VIGHNAHARTA REALITY** having Registered office at **office no 204 to 207, Blueberry Biz, Near D Y Patil College, Ravet, Pune-412101**, Constructing the residential Project Name "**Life Canvas – Phase 1**" on land bearing **Sr No, 2/7A/1A, 2/5, at Mamurdi, Tal- Haveli, Dis-Pune -412101** and with the limits of Pimpri Chinchwad Municipal Corporation Through its authorised partners 1) **DINESH RAMCHANDRA RAUT** 2) **SANDEEP MANOHAR RAUT**, 3) **VIJENDRA NANDKUMAR RAUT**, 4) **GANESH VIDYADHAR GAWADE** duly authorized by the all partners by their partnership deed dated **1st October 2018**

We, 1) **DINESH RAMCHANDRA RAUT** 2) **SANDEEP MANOHAR RAUT**, 3) **VIJENDRA NANDKUMAR RAUT**, 4) **GANESH VIDYADHAR GAWADE** the promoters of proposed project do hereby solemnly declare, undertake and state as under:

1. We the **Vighnaharta Reality** is entitled to construct the Residential Project "**Life Canvas – Phase 1**" on the plot of land bearing **Sr No, 2/7A/1A, 2/5** Aggregately admeasuring **11852.42 Sq. mtrs, at Mamudi, Tal. Haveli & Dist. Pune** 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoters is **30/06/2025**
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottee's, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.

**DO NOT WRITE
SINGLE LINE IN
BANK SPACE.**

9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

M/S Vighnaharta Reality Through its Partners


1) Mr. Dinesh Ramchandra Raut


3) Mr. Vijendra Nandkumar Raut


2) Mr. Sandeep Manohar Raut


4) Mr. Ganesh Vidyadhar Gawade

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Pune on this 9th June 2021

Deponent

M/S Vighnaharta Reality Through its Partners


1) Mr. Dinesh Ramchandra Raut


3) Mr. Vijendra Nandkumar Raut


2) Mr. Sandeep Manohar Raut


4) Mr. Ganesh Vidyadhar Gawade



BEFORE ME
DEEPAK C. DVAHAL
B.A. (HONS) &
ADVOCATE & N
GOVT OF INDIA PUN

AFFIANT IS LEGALLY AND
TOTALLY RESPONSIBLE FOR THE
ABOVE & MENTIONED MATTER

Document Affidavit or Etc. Presented by
Affiant/Owner/Authorised Signatory/Consultant

18 JUN 2021

