

1290

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

महाराष्ट्र MAHARASHTRA

© 2021

BM 009084

महान मुद्रांक कार्यालय, मुंबई  
प.म. ति.क. ८००००२३

14 MAY 2022

सक्षम अधिकारी

श्रीम. एल. एल. सांगळे



## FORM B - DECLARATION CUM AFFIDAVIT

16 JUN 2022

1. MR. NAVIN BHIWA MHATRE, Proprietor of VAISHNAVI DEVELOPERS, having registered office at Shop No.1, Vaishnavi Plaza, Katermanewali Road, Chinchpada Gaon, Kalyan, 421306 "Promoters" of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I say that the Promoters have 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 the land alongwith an authenticated copy of the agreement is enclosed herewith.
2. The details of encumbrances including dues and litigations, details of any rights, title, interest or name of any party in or over such land, alongwith the details are enclosed herewith.
3. That the time period within which the project shall be completed by the Promoter is 31<sup>st</sup> December 2026.



31 MAY 2022

00E

जोडपत्र-9 Annexure

Only for Affidavit

**SILAS BENJAMIN**  
B.A., LL.B.  
**ADVOCATE HIGH COURT**  
23, Esa Ali Palace,  
Dr. Ambedkar Road,  
Byculla, Mumbai - 400 027.  
Reg. No. MAH-5225-2008



000358

मुद्रांक दिवत घेणाऱ्याचे नाव

मुद्रांक दिवत घेणाऱ्याचे रहिवासी पत्ता

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक

दिनांक

लेफ्टिनेंट डेप्युटी माजक

मुद्रांक दिवत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रीत्याची सही

परवाना क्रमांक : ८००००२२

मुद्रांक विक्रीचे नाव/पत्ता : माझगांव कोर्ट बार् असोशिएशन

माझगांव मध्यवर्ती न्यायालय, (सध्या स्थिती सिटी सिविल व सेशन कोर्ट ह्या परिसरात)

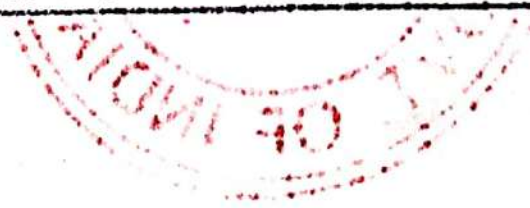
माझगांव, शिबडी, मुंबई-४०००१०.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक

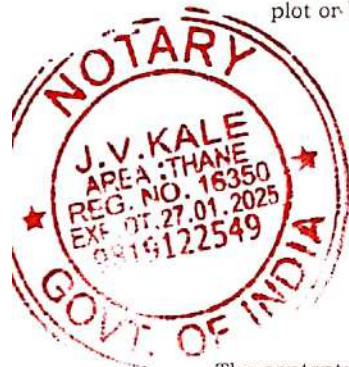
कागदाची आवश्यकता नाही (शरित आदेश दि. ०१/०७/२००८) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक द्यावे लागले त्यांनी त्याच कारणासाठी मुद्रांक खरेदी

केल्यापासून दमहिऱ्यात वापरणे ब. अकारक आहे.



4. That seventy per cent of the amounts realized by the 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 Promoter shall get the accounts audited within 6 (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 Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016 Act.
10. That 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.



  
Deponent  
For VAISHNAVI DEVELOPERS  
Through Proprietor MR. NAVIN BHIWA MHATRE



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 16 JUN 2022 day of \_\_\_\_\_ 2022.

Verification

NOTARY

**BEFORE ME**  
  
J.V. KALE  
NOTARY GOVT. OF INDIA  
AREA - THANE  
REG. NO. 16350  
MOB.: 9819122549  
16 JUN 2022

  
Deponent  
For VAISHNAVI DEVELOPERS  
Through Proprietor MR. NAVIN BHIWA MHATRE

BEFORE ME

NOTARY REG. NO. 16350  
SR NO. 2190 DT 16 JUN 2022  
REG NO. 4