



महाराष्ट्र MAHARASHTRA

2016

300614



जिल्हा कोषागार कार्यालय,

ठाणे

30 JUN 2017

मुद्रांक प्रमुख लिपीक / लिपीक

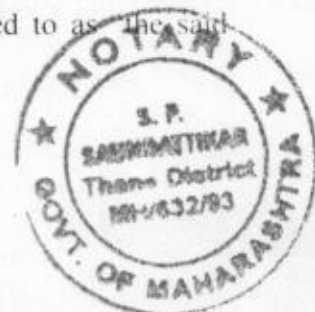


FORM "B"
[See rule 3(6)]

30/6/2017 AFFIDAVIT CUM DECLARATION

I, SHRI YOGESH K. CHANDEGALA, Age - 46 years, Occupation - Business, Residing at: - 304, Gagangiri Avenue, V. V. Shirwadkar Marg, Samata Nagar, Thane, Partner of M/s. Vihang Enterprises, a registered partnership firm having office at 1201, 12th Floor, Dev Corpora, Behind Raymond Khazana Showroom, Eastern Express Highway, Khopat, Thane (W) (hereinafter referred to as "the said firm") do hereby solemnly declare, undertake and state as under :

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1. I say that the Promoter i.e. M/s. Vihang Enterprises is entitled to construct the buildings on the plot of land bearing Survey No.91/1A, 1/2B, 1/3C, 2A, 2B, 2C, 2D, 109/29A, 29B, 29/C, 29/D, 30/1A, 30/1B, 30/4A, 30/4B, 33, 34, 102/1, 2A, 2B, 2C, 3A, 3B, 103/1, 2, 3A, 3B, 4, 5/B/1, 5/B/2, 107/7A, 7B, 7C, 8A, 8B, 8C, 8D, 11A, 11/B, 11C, Situate, lying, being at village Bhayenderpada, Taluka & Dist. Thane (hereinafter referred to as "the said property"). I enclosed the authenticated copy of the Title Certificate of Advocate along with the copies of Agreements between such Owners and Promoter mentioned in title report for development of the real estate project with form "A" herewith.

2. I say that, we are constructing a project viz. VIHANG PLAZA on the said property. We intend to develop 4 buildings, viz. Building Type "A" comprising of Basement + Ground + 1st Floor / Mezzanine Floor, Building Type "B" comprising of Basement + Ground (Part) + Stilt (Part) + 1st to 30th Floor, Building Type "C" comprising of Basement + Ground + 1st to 19th floor and Building Type "D" comprising of Basement + Ground (Part) + Stilt (Part) + 1st to 19th Floor, on the said property for which we hereby apply for the grant of registration of our real estate project for (hereinafter referred to as " the said Real Estate Project ") on the said property.

3. I say that the details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details are enclosed with form "A" herewith.

4. I say that, the time period within which the project shall be completed by the promoter by **31/12/2025**.

5. I further declare and undertake that, seventy percent of the amounts to be realised hereinafter 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

6. I state and declare that, the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.

7. I say and declare 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 a such Chartered Accountant, in practice, 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. I say and declare that, the promoter shall take all the pending approvals on time, from the competent authorities.

9. I say and declare that, the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

10. I say and declare that, the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. I confirm the contents of the Form A and same may be treated as part and parcel of this affidavit cum undertaking.


12. I say and declare that, the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. I say and declare that I am executing this affidavit cum declaration in support of our application for registration of our project i.e. VIHANG PLAZA more particularly described in the Form A.

VERIFICATION

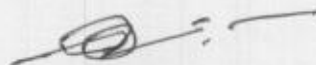
I, **Shri Yogesh K. Chandegala**, Age 46 years, Occupation- Business, Residing at: 304, Gagangiri Avenue, V. V. Shirwadkar Marg, Samata Nagar, Thane, the partner of M/s. Vihang Enterprises, a promoter of the proposed project Vihang Plaza, duly authorised by the promoter of the proposed project, do hereby solemnly declare that 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 Thane on this 26th day of July, 2017.


(Yogesh Chandegala)
Partner of M/s. Vihang Enterprises
Deponent

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BEFORE ME



NOTARY

B. P. SAUNDATTIKAR B.A., LL.B
ADVOCATE HIGH COURT
Mayuresh Apartment,
Opp. Municipal Marathi School No. 1
Jambhali Naka, Thane (W) - 400 601



NOTED & REGISTERED
Sr. No. 6543/17

26 JUL 2017