



महाराष्ट्र MAHARASHTRA

2018

AR 865360



मुद्रांक विक्री नोंदवली
अनुक्रमांक 20546 दिनांक 30 MAR 2019 30/3/19
दस्तावेज प्रकार - Declaration
दस्तावेज कोदणीत करणाऱ्या आहे का ? होय/नाही
वेळोपलीचे कोडरक्यात दर्शन - NA
मुद्रांक विक्रीचे घेणाऱ्याचे नाव - VIHANG INFRASTRUCTURE PVT. LTD.
मुद्रांक विक्रीचे घेणाऱ्याचे पत्ता -
मुद्रांक विक्रीचे घेणाऱ्याचे व्यवसाय -
मुद्रांक विक्रीचे घेणाऱ्याचे नाव - RERA
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मुद्रांक विक्रीचे घेणाऱ्याचे ठेका - महासदानी टायपिंग सेंटर,
मुद्रांक विक्रीचे घेणाऱ्याचे ठेका - 3, 2, रायन अपार्टमेंट, कोर्टनाका, ठाणे (प.).
मुद्रांक विक्रीचे घेणाऱ्याचे ठेका - 9209002



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

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, director of M/s. Vihang Infrastructure Pvt. Ltd a company constituted under the provisions of the companies Act 1956 (hereinafter referred to as "the said Company") do hereby solemnly declare, undertake and state as under :

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1. I say that, the Promoter i.e. M/s. Vihang Infrastructure Pvt. Ltd is entitled to construct the building on the plot of lands bearing New Survey Nos. 69/1, 69/3A/2, 4, 5, 6, 72/4A, 4C, 4E, 74/1/1, 1/2, 1/3, 74/2/A/2, 2B, 3/2, 4, 5, 75/1B, 2A, 2C, 77/1, 2, 3, 78/1A, 1C, 1E, 3/A/2, 3/B/2, 4/B, situate at Village Ovale, Taluka and /District 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 building D-1 to be known as Metro Hive of project Vihang valley on the said property, for which we hereby apply for the grant of registration of for the said building D-1 to be known as Metro Hive of project vihang valley in our real estate project (hereinafter referred to as "the said Real Estate Project") with a construction area of 9195. 93 sq. mtrs. (i.e. building No. D-1 consisting of ~~6062.93~~sq. mtrs.)
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 31st December 2025.
5. I further declare and undertake that, seventy percent of the amounts to be realised hereinafter by 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.
- 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 building D-1 to be known as Metro hive in our project i.e. Vihang Valley situated at village Ovale, Thane, 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 director of M/s. Vihang Infrastructure Pvt. Ltd, a promoter of the proposed building D-1 in the project known as Vihang's Valley, 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 02nd day of April, 2019.



Deponent



BEFORE ME


NOTARY

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

12 APR 2019

NOTED & REGISTERED
Sr. No. **4328/19**