



महाराष्ट्र MAHARASHTRA

2022

33AA 670344



प्रधान मुद्रांक कार्यालय, मुंबई
प.म वि क 1.000090
- 6 DEC 2022
सक्षम अधिकारी

श्री. दि. क. गवई

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 Mr. Vinod Sukhraj Mehta duly authorized by the promoter
of the proposed project, vide its/his/their authorization date 12.12.2022

I, Mr. Vinod Sukhraj Mehta duly authorized by the promoter of the proposed project
do hereby solemnly declare, undertake and state as under:

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

AND

a legally valid authentication of title of such land along with an authenticated copy of the

AVENTUS INFRASTRUCTURE LLP

105, COMMERCE HOUSE,

140, N. M. ROAD, FORT,

MUMBAI 400 023.

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही _____

परवानाधारक मुद्रांक विक्रित्याची सही _____

परवाना क्रमांक : ८००००९०

मुद्रांक विक्रीचे नाव/पत्ता : श्री. कल्पेश प्रेमजी गाला

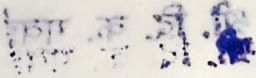
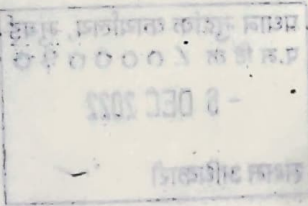
शॉप नं. ४, भाग्योदय बिल्डींग, ७९ नगीनदास मास्टर रोड, फ्लॅट, मुंबई-४०० ००९.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिष्ठापन सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. शा. नं. ०७/२००४) बुरसर

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यांत यापरणे बंधनकारक आहे.

12 DEC 2022

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agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are provided.
3. That the time period within which the project shall be completed by me/promoter is 31st December 2025
4. That seventy per cent of the amounts realised 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 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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.



AVENTUS INFRASTRUCTURE LLP

Vinod Mehta

PARTNER
Deponent

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 12th December 2022.

AVENTUS INFRASTRUCTURE LLP

Vinod Mehta.

PARTNER

ATTESTED BY ME

Deponent

[Signature]

Adv. Shivaji N. Dhanage
Notary Govt. Of India
Regd. No. 15376 MUMBAI (MS)
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197/99, Near Central Camera Bldg.,
D.N. Road, Fort, Mumbai - 400001.
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