



महाराष्ट्र, MAHARASHTRA

2020-21 - 2/Annexure-II

YP 046017



उप कोषागार कार्यालय, उल्हासनगर
मंगळ पणवट दिनांक
22 JUN 2021
उप कोषागार अधिकारी, उल्हासनगर

Nature of document/ Article No.	25(b)
Whether it is to be Registered	-
If Registrable Name of S.R.O	-
Property Description in brief	-
Consideration Amount	-
Stamp Purchaser's Name	Kalpesh D. Jain
Name of the other Party	-
If through other person then Name & Address	thru Aniket A. Mane Badlapur
Stamp Duty Amount	100/-
Serial No. /Date	3036/2021 25/06/2021
Stamp Purchaser's sign/Date	Aniket 25 JUN 2021

RAVINDRA W. JADHAV
STAMP VENDOR
Gurukrupa, Opp. Forest Office,
Station Pada, Kulgaoon, Badlapur (E)
Lic. No. 1212013

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. VINEET DATTATRAY THANEKAR PROPRIETOR AND
Authorized Signatory of M/S VINEET INFRA. Promoter of the proposed project / duly authorized by
the promoter of the proposed project, vide its/his/their authorization dated 06/05/2021;

For VINEET INFRA

Proprietor

I, MR. VINEET DATTATRAY THANEKAR PROPRIETOR AND Authorized Signatory of M/S VINEET INFRA Promoter of the proposed project / duly authorized of the 'OM SHREE GANESH KRUPA CHS' proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / DIRECTOR have a legal title Report to the land on which the development of the project is proposed OR have a legal title Report 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 said land Development agreement registration no. UHN2/5725/2021 Dated 27/03/2021 and land owner name is Mr. Arjun Shivshankar Salunkhe, Mr. Krishnaji Bhimaji Kulkarni, Mr. Deepak Yashwant Keluskar, Mr. Shashikant Vinayak Sapre, Mr. Vilas Sunil Shirshath, Mrs. varsha Sunil Shirshath, Mrs. Aprarna Prabhakar rajwade, Mrs. Sandhya Ramchandra Khambadkone, Mr. Ishwar Raghunath Vartha, Mr. Dayalan Vallaram Nadar, Mrs. Gitanjali Dayalan Nadar, Mr. Subhash Nilkanth Karkhanis, Mr. Yogesh Dattatray Lohakare, Mr. Chetan Daulat Deshmukh, Mr. Sachin Sanjay Patil & Developed By M/s Vineet Infra Proprietor MR. Vineet Dattatray Thanekar

4. That the time period within which the project shall be completed by me/Promoter is 31/12/2023.

5. That, seventy per cent of the amounts realized 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.

6. 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.

7. 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.

8. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That, I / promoter shall take all the pending approvals on time from the competent authorities.

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

11. 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.

Deponent

For VINEET INFRA

Proprietor

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified
By me at Bangalore on this day of FRIDAY 24/06/2021.



Deponent

For VINEET INFRA


Proprietor

श्रीड. प्रशांत जयराम तांबे

B.A.LL.B

यकील उच्च न्यायालय

MAH/1079/2015

**EXPLAINED & IDENTIFIED
SIGNATURE BEFORE ME**

26 JUN 2021

**NOTORISED
ATTESTED**