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महाराष्ट्र MAHARASHTRA

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उप कोषागार कार्यालय, उल्हासनगर  
मुद्रांक पुरवठा दिनांक

15 JUL 2022

उप कोषागार अधिकारी, उल्हासनगर

25 JUL 2022

FORM "B"  
[See Rule 3(6)]Affidavit cum Declaration

Affidavit cum Declaration of Mr. SANDEEP BHARATSINH PARMAR Partner of M/s. SIDDHIVINAYAK GROUP, duly authorized by the promoter of the proposed project, vide its authorization dated 10/05/2022

I, Mr. SANDEEP BHARATSINH PARMAR Age - 35 years, Occupation- Business, designated partner of M/s. SIDDHIVINAYAK GROUP, having registered office at Shop No.01, Chikhloli, Near Kalyan - Badlapur Road, Ambernath (W), Tal. Ambernath, Dist Thane, Maharashtra 421501, duly authorized by the Promoter of the proposed project do hereby solemnly declare and undertake and state as under.



#B. Parmar

बोड पत्र

दस्तावा प्रकार/अनुक्रम क्रमांक

दस्तावा नोंदणी कारणार अर्हेत का

बोदणी होणार असल्यात मुख्यत

निबंधक कार्यालयाचे नांव

मिळकतीचे वर्गन

मोदवता रक्कम

घेणाऱ्याचे नांव

देणाऱ्याचे नांव

हस्ते असल्यास त्याचे नांवपत्ता

मुद्रांक शुल्क रक्कम

मुद्रांक विक्री नोंदवही अनुक्रमांक/दिनांक

मुद्रांक विकत घेणाऱ्याची सही

त्या कारणासाठी ज्यांनी मुद्रांक खरेदी

केला त्यांनी त्याच कारणासाठी मुद्रांक

खरेदी केल्यापासुन ६ महिन्यात वापरणे

आवश्यक आहे.

Deed 4

Siddhivinayak Group

Rahit & G. Telange

100

6062

Pilang

मुद्रांक विक्रयाची सही

नांव : सुनिता के. आत्मारामाणी

परवता क्र. १२१२०११

पत्ता : कावय बदलापुर (पूर्व)

25 JUL 2022

25 JUL 2022

गणनाद्वारे तपासणीस उपायार्थक पत्र

Attested and Declared

Attested and Declared of Mr. SANGHEE BHARAT  
Partner of Mr. SIDDHIVINAYAK GROUP, who  
is the proprietor of the project with its office at

1. Mr. SANGHEE BHARAT, Partner of  
Siddhivinayak Group, who is the proprietor of the project  
with its office at 100, 6062, Pilang, Rahit & G. Telange, 121, Kavay  
Badlapur (East), Mumbai - 401 105.

COAT

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- 1) **SIDDIVINAYAK GROUP** has 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 such land along with authenticated copy of the agreement between such owner and promoter development of the real estate project is enclosed herewith.



- 2) That the project land is free from all encumbrances.
- 3) That the time period within which the project shall be completed by me/promoter is **01/10/2025**.
- 4) That seventy percent 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.
- 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 amount from the separate account shall be withdrawn after its certified by an engineer, an architect and ac chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
- 7) That the 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 with the proportion to the percentage of completion of the project.
- 8) That the Promoter shall take all the pending approvals on time, from the competent authorities.

*H. B. Jorani*

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- 9) That the Promoter have been furnished such other documents as have been described by the rules and regulations made under the Act.
- 10) That the 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 ground



**Deponent**

**For SIDDHIVINAYAK GROUP**

*# B. Parmar*

**PARTNER**

**Mr. SANDEEP BHARATSINH PARMAR**  
**Partner of M/s SIDDHIVINAYAK GROUP**

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Ambernath on this 04 day of July 2022.

**BEFORE ME**

*Y.D. GAIKWAD*  
**YESHWANT GAIKWAD**

**NOTARY**

Reg. No. *5401*

**1 AUG 2022**

**Deponent**

*# B. Parmar*

**Mr. SANDEEP BHARATSINH PARMAR**  
**Partner of M/s SIDDHIVINAYAK GROUP**