



महाराष्ट्र MAHARASHTRA

© 2019 ©

WG 057821

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

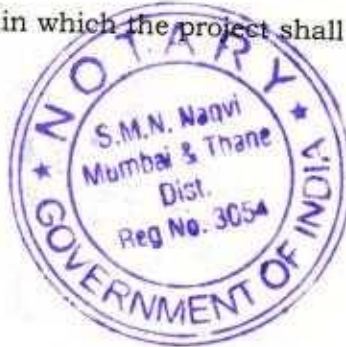
Affidavit cum Declaration



श्री. दि. क. गवई

I, **Ashok Babulal Vardhan**, partner of M/s Vardhan Associates duly authorized by all the partners, having its registered office at G -7, Suryamahal, 5 B B Marg, off N M Road, Fort, Mumbai - 400 001, hereinafter referred to as "**The Promoters**" do hereby solemnly declare, undertake and state under:

1. That promoter has a legal title to the land on which the development of the proposed project is to be carried out. I submit that Slum Rehabilitation Authority (SRA) is the owner of all that pieces and parcel of Land bearing New Survey No.329, Hissa No.1 and bearing C.T.S.No.432, 432/1 to 51 (admeasuring 1418.20 Sq. Meters as per Property Register Card) situate, lying, being at Pandit Solicitor Road, off. Ranisati Marg, Malad (E), Taluka - Borivali, Mumbai - 400 097
2. That the details of encumbrances if any, are mentioned in certificate of Title date 23<sup>rd</sup> day of January 2020 issued by Advocate Sharad Wakchaoure.
3. That the time period within which the project shall be completed by promoter is 30<sup>th</sup> day of May, 2023.



Page 1 of 2

For Vardhan Associates  
*[Signature]*  
Partner



4. That seventy per cent of the amounts realised 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.
11. That the promoters shall inform the Authority regarding all the changes that have occurred in the information furnished under Sub-section (2) of section 4 of the Act and under rules 3 of these rules, within seven days of the said changes occurring.

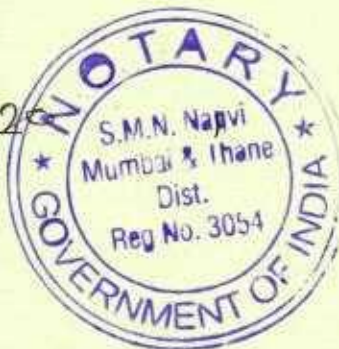
Solemnly declare at Mumbai

by the withinnamed

**MR. ASHOK BABULAL VARDHAN**

) For Vardhan Associates  
) *[Signature]*  
) Partner

On this 22<sup>nd</sup> days of 01, 2022



BEFORE ME  
Page 2 of 2

*Smy*  
22-1-22



**S. M. N. NAQVI**  
Notary Govt. of India  
49, Roshan Estate, Jari Mari,  
Kurla (W), Mumbai - 400 070

SR. No. 908 D No. 90  
NOTARY Register 432 22/1/22