



महाराष्ट्र MAHARASHTRA

© 2022 ©

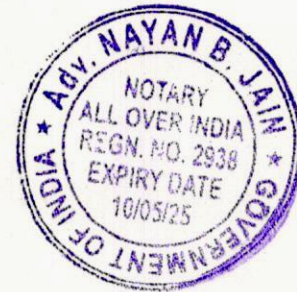
43AA 594693

16 JUN 2023



8396123

FORM -'B'
[See rule 3(4)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Aniket Mhatre S/o Shri Rohidas Mhatre Authorised Signatory of M/s Viva Winner Venture Realtors LLP, Promoters of the proposed project / duly authorized by the promoter, vide its/his/their authorization dated 17/07/2017. I Aniket Mhatre Promoter of the proposed project / duly authorised by the promoter of the proposed project "Viva City A5", do hereby solemnly declare, undertake and state as under:

1. That, Promoter/s have a legal title to the land on which the development of the project is proposed
2. That, the said land is free from all encumbrances.
3. That, the time period within which the project shall be completed by Promoter/s is 29th June 2024.

4. That, Seventy percent of the amounts realized by Promoter/s 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 amount from the separate account to cover the cost of the project shall be withdrawal 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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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/s shall get the accounts audited within six month 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/s have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, We / promoter/s 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.



Mr. Aniket Mhatre
Deponent
M/s Viva Winner Venture Realtors LLP

Verification

We, the deponent above, do here by 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 on this 17 day of June 2023.

BEFORE ME

SERIAL NO. 2478

DATE

17 JUN 2023

Mr. Aniket Mhatre
Deponent
M/s Viva Winner Venture Realtors LLP

NAYAN B. JAIN
ADVOCATE & NOTARY

5, Vartak Hall, 1st Floor, Agasthi Road,
(C. S. Road), Virar (W), Dist. Palghar,
Tel. (off) (0250) - 2302859