



महाराष्ट्र MAHARASHTRA

● 2018 ●

TN 481372



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क्र. ८००००२०
- 8 JUN 2018
सक्षम अधिकारी

Sr. No.	2566/18 श्री. दि. क. गवई
Date	18/7/18

FORM B

Affidavit cum Declaration

Affidavit cum Declaration of M/s. VASUNDHARA BUILDERS having registered office address at B/303 & B/304, Sunshine Plaza Coop Premises Society Ltd., Subhash Lane, Malad (East), Mumbai - 400097, acting through partners **Mr. Ratanshi J. Satra** aged **49 years**, and **Mr. Shantilal J. Satra** aged **58 years** both adult Indian Inhabitants & Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Signature

VASUNDHARA BUILDERS

18/7/18

VASUNDHARA BUILDERS
Sunshine Plaza
Coop Premises Society Ltd.

जोड़पत्र - १ Annexure 1

फकत प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेण्यासाठी

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VASUNDHARA BUILDERS
B/303 & B/304, Sunshine Plaza
Co.op. Premises Society Ltd,
Subhash Lane, Malad (East),
Mumbai - 400 097.

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That **M/s. VASUNDHARA BUILDERS** promoter of the proposed project have duly authorized by the Development Agreement dated 09/05/2016 duly registered with the Sub-Registrar of assurance at Borivali under no. BRL-6/4635/2016 for redeveloping all the piece and parcel of land or ground together with the structures standing thereon land bearing Survey No. 303 (Part), Hissa No. ½, 2 & 4 having corresponding CTS No. 370E/2 of Village Malad (East), Taluka Borivali, Mumbai Suburban District admeasuring about 1296.10 sq. meters or thereabout consisting of two wings "A" & "B" each bearing ground plus four upper floors occupied by 47 residential members by within named **"APNA DESH COOPERATIVE HOUSING SOCIETY LIMITED"**, thereby we the promoters of the proposed redevelopment project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title report to the land on which the development of the proposed redevelopment project is to be carried out.

AND

A legal valid authentication of title of such land along with an authenticated copy of Development agreement of such society and Promoter for development of the real estate Project is enclosed herewith.

2. That the Project land is free from all encumbrances, including dues and litigations.
3. That the time period within which the project shall be completed by us/promoters is 31/03/2022.
4. (a) For New Projects: That seventy percent of the amounts realized by us/Promoters/Developers 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 shall be withdrawn in accordance with Rule 5.
6. That we the promoters/developers shall get the accounts audited within six months after the end of every financial year (as per Income Tax Act, 1961) by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing 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.



7. That we the promoters/developers shall take all the pending approvals on time, from the competent authorities.
8. That we the promoters/developers 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 rule 3 of these rules, within seven days of the said changes occurring.
9. That we the promoters/developers have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we the promoters/developers shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For VASUNDHARA BUILDERS

2012, 2012, 2012

Partner

Mr. RATANSHI J. SATRA

Deponent

For VASUNDHARA BUILDERS

Partner

Mr. SHANTILAL J. SATRA

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 US AT MUMBAI ON THIS **16TH JULY 2018.**

For VASUNDHARA BUILDERS

Shri Anand Guleri

Partner

Mr. RATANSHI J. SATRA

Deponent

For VASUNDHARA BUILDERS

[Signature]

Partner

Mr. SHANTILAL J. SATRA

Deponent



BEFORE ME

A. Dubey
18/7/18

**YADVESH CHANDRA DUBEY
ADVOCATE NOTARY
GOVT OF INDIA**