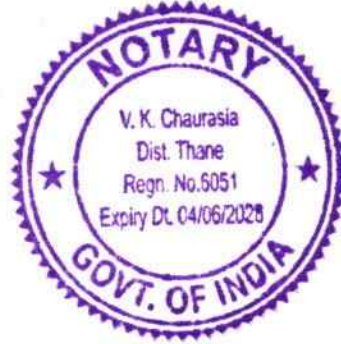




महाराष्ट्र MAHARASHTRA

2023

CA 517295



FORM "B"

Affidavit cum Declaration.

We, M/s Siddhivinayak Developers, Occupation-Business, designated partner Mr. Rakesh Chogalal Bhati, having office at- S/6, Arihant Darshan, 90 ft Road, Bhayandar (W), Dist Thane-401101 Promoter of proposed project "Unique Estate Type-C Wing D" Old Sno 400, new no 58, Hissa No 9, 13, 14, 14, 16, 17, 18, 19, 20, 21A, 21B, 22, 23, Old Sno 401, New SNo 55, Hissa No 13A situate at Village Ghoddev, Taluka- 401107. Do hereby solemnly declare, undertake and state:-

080866

जोडपत्र - २

22 SEP 2023

मुद्रांक विक्री नोंदवही अनुक्रमांक दिनांक

दस्ताचा प्रकार दस्त नोंदणी करणार आहे वत शिक्का नाही

मिळकतीचे धोडक्यात वर्णार **SIDDHIVINAYAK-DEVELOPERS**

मुद्रांक विकत घेणाऱ्याचे नाव **Shop No. 6, Aribant Darshan,**

हस्त असल्यास त्याचे नाव **99 Feet Road, Near IDBI Bank,**

पत्ता **Bhayandar (West).**

दुसऱ्या पक्षासाठीचे नाव माली

मुद्रांक विकत घ्यावी माली (श्री. धनराज भोईर) मुद्रांक शुल्क रक्कम

मुद्रांक विक्रीचे ठिकाण पत्ता-श्री समर्थ कृपा, ८/२९, २२ SEP 2023

भाईंदर शॉपिंग सेंटर, भाईंदर (प.) ४०१ १०१, मु. नं. १२०१२४१

ज्या करगणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांना त्याच करगणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.





- 1) That the promoter has a legal title report to the land on which the development of the project is proposed is too carried out.
- 2) That the project land is free from all encumbrances.
- 3) That the project shall be completed within the stipulated time from the date of registration to 31/03/2027.
- 4) That seventy percent of the amounts to be realized hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in 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- 5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 the promoter shall get the accounts audited within six months after the end of every financial year by a practicing chartered accountant, and shall produce a statement of accounts duly certified and signed by practicing chartered accountant, and it shall be verified during 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 the promoter shall take all the pending approvals on time, from the competent authorities.
- 8) That the promoter 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 the Promoter has furnished such other documents as have been prescribed 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.



M/s Siddhivinayak Developers

Rakesh Chogalal Bhati

Mr. Rakesh Chogalal Bhati
Deponents

VERIFICATION

The contents of our above affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at *Blagoland* on this *27th* day of September 2023.



BEFORE ME

Virendra Kumar Chaurasia 27/09/2023
VIRENDRA KUMAR CHAURASIA

M. Com., LL.B

ADVOCATE & NOTARY GOVT. OF INDIA

G-204, New Pooja Garden CHS. Ltd.,

**Near New Golden Nest, Mitha Lal Jain Bunglow,
Mira Road (E), Thane - 401107. | Mob.: 9322180462**

Reg. Sr. No. 2324

Date 27/09/2023

12 7 SEP 2023