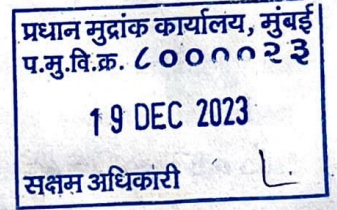


महाराष्ट्र MAHARASHTRA

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श्रीमती लता सांगळे

FORM B

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Deepak Gajanan Dalvi, duly authorized by
Zandor Holdings LLP vide resolution dt. 21/02/2023, promoter of the proposed
project 27Vidya, and on behalf of Vidya State Sector Bank Employees Co. Op.
Hsg. Society vide POA dt. 01/03/2023

जोडपत्र-१ Annexure -
फक्त प्रतिज्ञापनासाठी Only for Affidavit

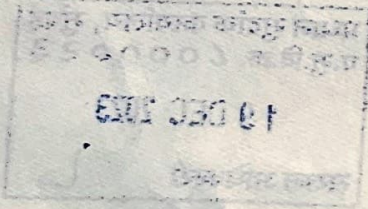
Adv. Amol V. Waje
MALLO
Sewree Court Libram
3rd Floor, Sewree Mambal-400015

19 DEC 2023

मुद्रांक दिकत घेणाऱ्याचे नाव _____
मुद्रांक दिकत घेणाऱ्याचे रहिवासी पत्ता _____
मुद्रांक दिकत घेणाऱ्याची नोंद वही अनु. क्रमांक _____ दिनांक _____

19 DEC 2023

मुद्रांक दिकत घेणाऱ्याची सही _____ परवानाधारक मुद्रांक विक्रीच्याही सही
परवाना क्रमांक : ८००००२३
मुद्रांक विक्रीचे नाव/पत्ता : माझगाव चॅरीट बाई असोसिएशन
माझगाव मध्यवर्ती व्यापार, (सध्या स्थिती शिंदी निवाड व सेशन कोर्ट ह्या परिसरात)
माझगाव, मुंबई - ४०० ०१०.
शासकीय कार्यालय/समोर/व्यापारालयासमोर प्रतिज्ञापन सादर करणेसाठी मुद्रांक
कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) नुसार
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
केल्यापासून दमहिद्वयत वापरणे बंधनकारक आहे.



I, **Mr. Deepak Gajanan Dalvi**, do hereby solemnly declare, undertake and state as under:

1. That **Vidya State Sector Bank Employees Co. Op. Hsg. Society** have legal title to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land along with an authenticated copy of the purchase agreement between previous owner of the land and conveyance deed in accordance, and Development Agreement.

2. That there are no encumbrances on project land,
3. That the project shall be completed by us by 30th April 2025.

4. (a) For new projects:

That seventy per cent of the amounts to be realised hereinafter 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 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 such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised 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 have / 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.



Verification

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

Verified by me at on this day of



ATTESTED BY ME

H. L. GUPTA

Advocate & Notary, Govt. of India
Off. Shop No. 32, Avishkar Tower,
Chundavarkar X Road, Opp. Ajanta Towers,
Borivali (W), Mumbai - 400 092.

