



महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई^१
प.मु.वि.क्र. ८००००२३

19 DEC 2023

सक्षम अधिकारी

श्रीमती लता सांगढ़े

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-९ Annexure
फक्त प्रतिज्ञापनास्ती Only for Alldavit

Adv. Amol V. Waje
MALLE
Sewree Court Library
3rd Floor, Sewree Mumbai-400012

19 DEC 2023

मुद्रांक दिक्त घेणाऱ्याचे नाय _____
मुद्रांक दिक्त घेणाऱ्याचे रहिवासी पता _____
मुद्रांक दिक्तिकावताची नोंद वही अनु. क्रमांक _____ दिनांक _____

19 DEC 2023

मुद्रांक दिक्त घेणाऱ्याची राही परवाजाधारक मुद्रांक विप्रिलदारी सही
परवाजा क्रमांक : ६००००२३ परवाजाधारक मुद्रांक विप्रिलदारी सही
विप्रिलदारी नाय/पता : भारतीय रोर्ट वाट असोशिएशन
माझीप नव्यादर्ती व्यावात्य, (सध्या दियाची रिटी नियोज व सेशन कोर्ट ह्या परिसरात)
माझीगांव, नंदवई - ४०० ०९०.

आसकीय कायांव्यासावृत्याव्यावालयासाठे प्रतिवेदन साठर करण्याची मुद्रांक
कागदाची आवश्यकता नाही. (सासन आदेश नं. ०९/०७/२००८) बुद्धर
ज्या कारणासाठी ज्यांनी मुद्रांक घटरेटी केला त्याची त्याप कारणासाठी गुद्रांक घटरेटी
वेळव्यापासुदा ६ महिन्यात लापर्ये बंधकारक जाहे.

541 350 61



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.

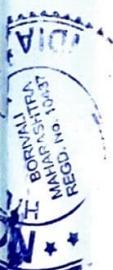
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed 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
20/12/2023
H. L. GUPTA
Advocate & Notary, Govt. of India
Off. Shop No. 32, Avishkar Tower,
Chandavarkar X Road, Opp. Ajanta Lillies,
Borivali (W), Mumbai - 400 092.

