



महाराष्ट्र MAHARASHTRA

2025

DP 413026



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.विक्र. ८००००२७
17 APR 2025
सक्षम अधिकारी C

श्रीमती सुपमा चव्हाण

23 MAY 2025



FORM B

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

Affidavit cum Declaration

I, Mr. **Sahil B. Mehta**, age 37 residing at B/ 402, Neelkanth Regent, Regalia, R N Narkar Marg, Near Axis Bank, Ghatkopar East, Mumbai – 400 075 duly authorised by Promoter of M/s. Vardhaman Infra Realty Private Limited vide authorization letter dated 25/04/2025.

I duly authorised by the Promoter Mr. **Sahil B. Mehta**, Director of M/s. Vardhaman Infra Realty Private Limited do hereby solemnly declare, undertake and state as an

✓ *Sahil B. Mehta*

जोडपत्र १, Annexure -1

फक्त प्रतिज्ञासाठी / Only For Affidavit

VARDHAMAN INFRA REALTY PVT. LTD.
802, EAST POINT, 90 FEET ROAD,
GANESH NANDIR, GHATKOT (EAST),
MUMBAI - 400 075.

मुद्रांक विकत घेणाऱ्याचे नाव :

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता :

मुद्रांक विक्रीसाठी मोकळे असलेले अंक क्रमांक : _____ दिनांक : _____

मुद्रांक विकत घेणाऱ्याची सही
मुद्रांक विक्रीचे ठिकाण / पत्ता :
परवाना क्र. : ८००००२७

आरती नृसिंह वाधमारे
मुद्रांक विक्रीसाठी सही
संविधान ऑटोमोबाइल मॅजिस्ट्रेट
महाराष्ट्र राज्य को-ऑपरेटिव्ह सोसायटी लि.

सम नं. १, २ रा माळा, सार अरवी विमान अड्ड्यास मैदोपोलिटन मॅजिस्ट्रेट
कोर्टासमोर बहदूर शास्त्री रोड, बुलडा (पश्चिम), मुंबई - ४०००७०.

प्रशासकीय कार्यालयासाठी / प्रशासकीय कार्ये सादर करणेसाठी
मुद्रांक कागदांची आवश्यकता नाही (शासन आदेश दिनांक ०१/०७/२००४
अनुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात सापरची बंधनकारका आहे.



1. I have legal title report of the land on which the development of the project is proposed. The title certificate from Adv. Jevin Nathwani dated 08/10/2024 and have been enclosed herewith.

2. That the Project Land is free from all encumbrances;

3. That the time period within which project shall be completed by promoter is 31st December 2027.

4. I declare and state that entire of the amounts to be realized hereinafter by the 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. I declare and state that the amount from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Project, Registration of Real Estate Agent, Rates of Interest and Disclosure of Website) Rule, 2017;

6. I say and declare 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project;

7. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.

8. I say and declare 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. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.

10. I say and declare 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 content of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 23 MAY 2025.

x *Santosh*

