



महाराष्ट्र MAHARASHTRA

2025

DV 457043



FORM 'B'

[See Rule 3(6)]

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 Ms. VHS LIFESPACE LLP promoter of the proposed project [VHS STERLING], located at [C.T.S. No. 1394A and 1395 of village Dahisar at 13.40 mt. wide C.S. Cross Road No. 5 at Anand Nagar, Dahisar (E), Mumbai 400068], vide its authorization dated 26/12/2024.

I, the undersigned, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

01 AUG 2023

519120

01/08/23

VHS Lifespace IIP

अनुसंधान-२/Annexure-II

- सुरांक विप्रेती नोंदणी अतु. क्रमांक-२/दिनांक
(Serial No./Date)
- दस्तावा प्रकार
(Nature of document)
- दस्त नोंदणी करणार आहेत का
(Whether it is to be registered)
- मिळकतीचे थोडक्यात वर्णन
(Property Description in brief)
- सुरांक मिळत घेणाऱ्याचे नाव व स्वाक्षरी
(Stamp Purchaser's Name & Signature)
- हस्ते अस्तव्यास त्याचे नाव, पत्ता व स्वाक्षरी
(If through, owner person then Name, Address & Signature)
- दुसऱ्या पक्षकाराचे नाव
(Name of the Party)
- सुरांक शुल्क रक्कम
(Stamp Duty Amount)
- वरवनाधारक सुरांक विकत्याची जमीन व परवाना क्रमांक तसेच
श्री. शौकत चिंचोळकर
सुरांक विप्रेतीचे ठिकाण/पत्ता १२०२०१०, नासासोपारा
(ज्या कारणासाठी त्यांनी सुरांक खरेदी केला त्याची त्याच कारणासाठी
सुरांक खरेदी केल्यापासून ६ महिन्यात एमएलए सोपनकारक आहे.)





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

AND
A legally valid authentication of title of such land, along with an authenticated copy of the agreement between the owner and the promoter for the development of the real estate project, is enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is:
[31/08/2028] (from the date of registration).

4. For new projects:

That **seventy per cent** of the amounts realized by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account maintained with 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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. A statement of accounts duly certified and signed by the Chartered Accountant shall be produced, verifying that the amounts collected for the project have been utilized solely for the project and that withdrawals were made in proportion to the percentage of project completion.

7. That the promoter shall obtain all the pending approvals in time from the competent authorities.

8. That the promoter shall inform the Authority of any changes that occur 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 such changes.

9. That the promoter has furnished all documents as prescribed by the rules and regulations made under the Act.

ATTESTED BY ME

Ad. Pandey



For VHS LIFESPACE LLP

hina

PARTNER / AUTH. SIGNATORY

10. That the promoter shall not discriminate against any allottee at the time of allotment.

ANANT R. PANDEY
ADVOCATE & NOTARY
GOVT. OF INDIA
Regn. No. 50459

5 AUG 2025

19, CCI Colony, Rajendra Nagar,
Dattapadaa Road, Borivali East,
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