

महाराष्ट्र MAHARASHTRA

2025

DN 979829

प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क्र. ८००००२९  
22 JUL 2025  
सक्षम अधिकारी



**FORM B**

**[Rule 3(6)]**

श्री. विनायक जाधव

**Affidavit cum Declaration**

Affidavit cum declaration of the “M/s. Vighnaharta Home Builders LLP” Promoter of the project “Vighnaharta Aaradhya” bearing “CTS No. 356 (pt), Village Hariyali, Kannamwar Nagar, Vikhroli East – Mumbai- 400083”.

“M/s. Vighnaharta Home Builders LLP” promoter of the project “Vighnaharta Aaradhya” bearing “CTS No. 356 (pt), Village Hariyali, Kannamwar Nagar, Vikhroli East – Mumbai- 400083”, do hereby solemnly declare, undertake and state as under:

1. We have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.

For VIGHNAHARTA HOME BUILDERS LLP

  
Authorized Signatory



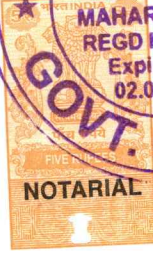
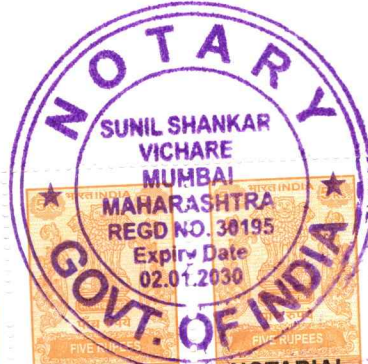
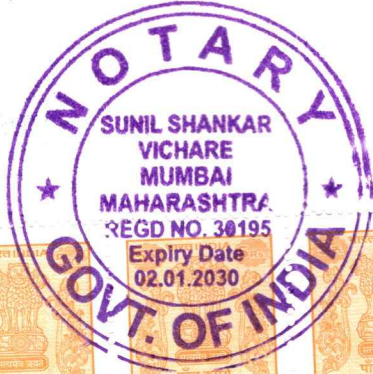


जोड़पत्र - २ Annexure - II

|                                 |  |
|---------------------------------|--|
| दस्तावेजाचा प्रकार              | DR   |
| दस्तावेज नोंदणी करणार आहेत का ? | YES/NO   |
| मिळविलेल्या वचनांचे वर्णन -     | VIGHNAHARTA HOME BUILDERS LLP                    |
| मुद्रांक मिळविलेले वचनांचे नाव  | 202, 2nd Floor, "Vighnaharta" Building No. 10,   |
| दुसऱ्या पक्षकाराचे नाव          | Kalvalya Dham CHS, Swami Narayan Marg,           |
| दरमि असावयास त्याचे नाव व पत्ता | Tagore Nagar, Viharoli (East), Mumbai - 400 083. |
| मुद्रांक शुल्काचे रक्कम         | 500  |
| मुद्रांक मिळविलेले वचनांचे अर्थ | 135  |
| मुद्रांक मिळविलेले वचनांचे अर्थ | श्री विजय पाटील                                  |

29 JUL 2025

स्वाभावात क्रमांक : ८००००२९  
 नोंदणीकरण : मुंबई कोर्ट बार असोसिएशन  
 जिल्हा कोर्टाच्या आवारात,  
 एच. एन. रोड, मुंबई (प.) मुंबई - ४०० ०८०  
 नोंदणीकरण : मुंबई कोर्ट बार असोसिएशन  
 नोंदणीकरण : मुंबई कोर्ट बार असोसिएशन





3. That the time period within which the project shall be completed by us on or before 31/12/2028.
4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.
6. We 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. We shall take all the pending approvals on time, from the competent authorities.
8. We shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We shall not discriminate against any allottee at the time of allotment of any apartment plot or building, as the case may be.

  
Deponent

### Verification

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

Verified by us at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.

For VIGHNAHARTA HOME BUILDERS LLP

  
Deponent

**BEFORE ME**

  
**SUNIL SHANKAR VICHARE**  
M.A., LL. B.

**NOTARY (GOVT. OF INDIA)**  
**ADVOCATE HIGH COURT**

Flat no. 102 Building no. 14 Shradha Finnsade,  
Geetanjali CHS LTD. Tagore Nagar, Vikhroli (E)  
Mumbai 400083

