

महाराष्ट्र MAHARASHTRA

● 2025 ●

DN 979829

प्रधान मुद्रांक कार्यालय, मुंबई^{प.मु.वि.क्र. 1000029}

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 Aaradhyा” bearing “CTS No. 356 (pt), Village Hariyali, Kannamwar Nagar, Vikhroli East – Mumbai- 400083”.

“M/s. Vighnaharta Home Builders LLP” promoter of the project “Vighnaharta Aaradhyा” 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.

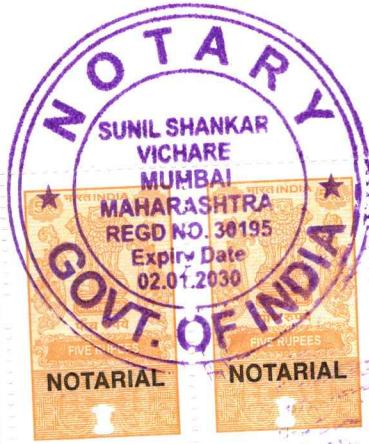
For VIGHNAHARTA HOME BUILDERS LLP


Authorised Signatory

जाइफल - २ Annexure - १

दस्तावेज इकाई	<i>DR</i>
दस्ता वेजावर आहेत का ?	YES/NO
मिळतकर्तीचे नाव -	VIGHNAHARTA HOME BUILDERS LLP
मुद्रांक विकल वेणाऱ्याचे नाव	202, 2nd Floor, "Vighnaharta" Building No. 10, Kalvalya Dham CHS, Swami Narayan Marg, Tagore Nagar, Vikhroli (East), Mumbai - 400 083.
तुमच्या पतकाचाचे नाव	
तरी अशात्यात त्याचे नाव न पता	
मुद्रांक शुल्क इव्वरुन	500
प्रत्येक नोट की अमुद्रांकाद्यांक	135
प्रदर्शक विकल वेणाऱ्याची कसी	
प्रदर्शक विकल वेणाऱ्याची कसी <i>✓</i>	श्री विजय पाटील
रवांना क्रमांक : ८००००२९	
प्रतिशीलांक : मुद्रांक कोर्ट बार असोसिएशन लिपिदाता कॉलेज आवार,	
प.ल. ग्र. शेड, मनोंड (प.) संबंध - ४०० ०८०	
तारणीसाहेब विहारी मुद्रांक अरदो केला त्याची त्याच कारणासाठी	
तारणीसाहेब विहारी मुद्रांक अरदो केला त्याची त्याच कारणासाठी	

29 JUL 2025





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 The amount from separate account shall be withdrawn in accordance with RERA Rule 5.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.

For VIGHNAHARTA HOME BUILDERS LLP


Deponent Signatory

Verification

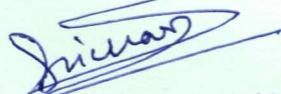
The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at _____ on this _____ day of _____.

For VIGHNAHARTA HOME BUILDERS LLP


Authorised Signatory
Deponent

BEFORE ME



SUNIL SHANKAR VICHARE
M.A., LL.B.
NOTARY (GOVT. OF INDIA)
ADVOCATE HIGH COURT
Flat no. 102 Building no. 14 Shradha Pinnacle,
Geetanjali CHS LTD, Tagore Nagar, Vikhroli (E)
Mumbai 400083

NOTED & REGISTERED
Sr. No. 226 Page No. 63
Dated. 11/08/2025