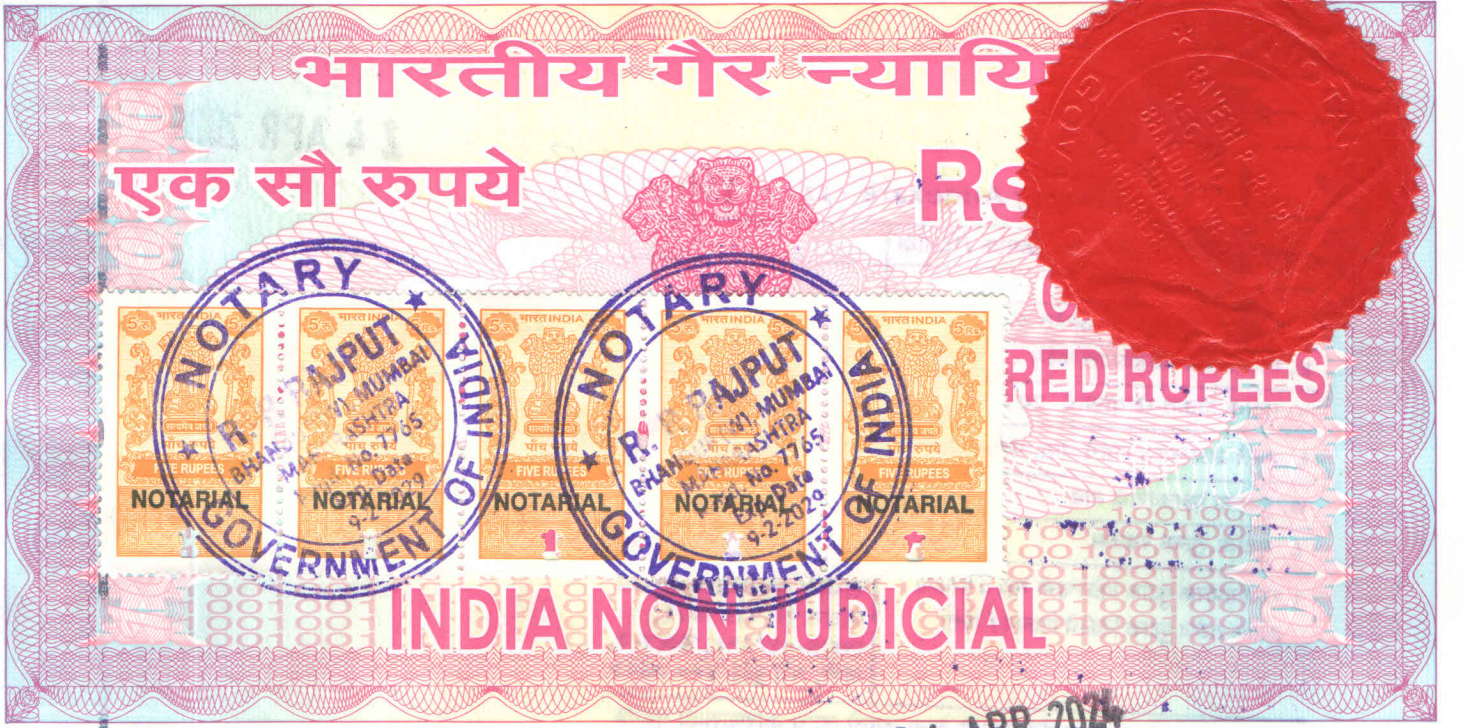




महाराष्ट्र MAHARASHTRA

2023

24 APR 2024

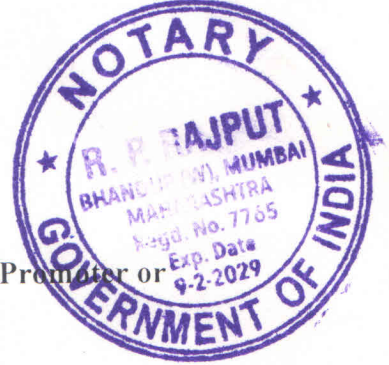
97AA 897999



FORM 'B'

[See rule 3(6)]

Declaration, Supported by An Affidavit, which shall be signed by the Promoter or any Person Authorised by The Promoter



Affidavit cum Declaration – Promoter

Affidavit-cum-declaration of Mr. Vipin Mohan Joshi Partner of M/s. VIPL Varasiddhi Infra Project LLP being Promoter of the proposed project 'ANJALI' duly authorised by the Promoter of the said proposed project 'ANJALI', vide its/his/their authorisation letter dated 20/04/2024

I, Mr. Vipin Moan Joshi Authorised Signatory of M/s. VIPL Varasiddhi Infra Project LLP being Constituted Power of Attorney of the proposed project of 'ANJALI', duly authorised by the Promoter of the said proposed project 'ANJALI', do hereby solemnly declare, undertake and state as under:

1. That Mulund Tej Punj Co-Operative Housing Society Ltd have a legal title report to the land, Society has given Constituted Power of Attorney to Promoter M/s. VIPL Varasiddhi Infra Project LLP on which the development of the proposed project is to be carried out

AND



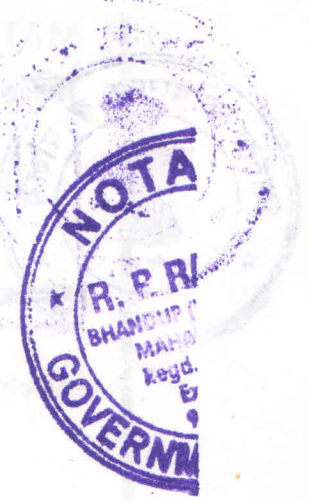
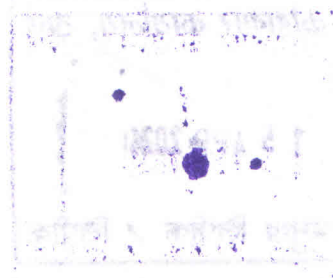
24 APR 2024

जा.अ.पत्र-२ / Annexare - 11

13218

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक	
२. दस्ताचा प्रकार	
३. दस्त नोंदणी करणार आहेत का !	होय / नाही
४. मिळकतीचे थोडक्यात वर्णन -	
५. मुद्रांक विकत घेण्याच्या नाव व सही	V.P.L. Vaidasddhi Inten projects up omkar, cheonm
६. हस्ते असल्यास त्याचे नाव, पत्ता व सही	
७. दुसऱ्या पक्षकाराचे नाव	
८. मुद्रांक शुल्क रक्कम	1000
९. बरवानाभारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता	संजय रुपसिंग जाधव परवाना क्र. १२०१०२९, एसएस-०४/२९८, सेक्टर-२, वारी, नवी मुंबई-४०० ०७०३.

ज्या कारणासाठी जबांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे



a legally valid authentication of title of such land along with an authenticated copy of the Development agreement between such owner and Promoter M/s. VIPL Varasiddhi Infra Project LLP for 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 from the date of registration 30/06/2029

4

- a. For new projects : -

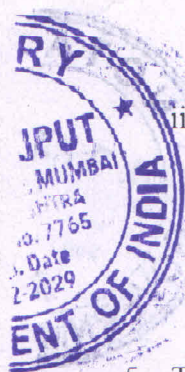
That seventy percent of the amounts realised by me/Promoter for the real estate project from the Allottee, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

- b. For ongoing project on the date of commencement of the Act:

- i. That seventy percent of the proportionate amounts to be realised hereinafter by me/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.

OR

- ii. That entire of the amount to be realised hereinafter by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.



5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That I/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 I/the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/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 I/the Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Mr. Vipin Mohan Joshi
Deponent



Verification

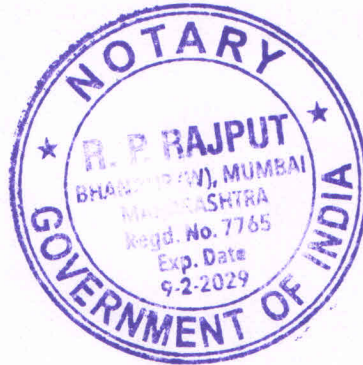
The contents of my above Affidavit-cum-declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this day _____

mfjoshi



Mr. Vipin Mohan Joshi
Deponent



ATTESTED BY ME
R. P. Rajput
26/4/2024
RAMESH P. RAJPUT
NOTARY
GOVT. OF INDIA