



महाराष्ट्र MAHARASHTRA

2021

826237

28 JAN 2022

फक्त प्रातिज्ञापत्रासाठी (अनुच्छेद-४)  
(सदर मुद्रांक लिपिक कोषागारासाठी नाही.)

प्रतिपक्ष कोणाकडे सादर करावयाचे :-  
प्रेक्षापत्रासाठीचे कारण :-  
मुद्रांक देवकत घेणाऱ्याचे नांव :- VELX Construction LLP  
व संपत्तीची पत्ता :- Dhankavely  
मुद्रांक विक्री बाबतची नोंद वही अनु.क्र. :- 4236  
हस्त व्यवसायाचे नांव व संधी :- Dhanoo Korka

गवनाधारित मुद्रांक विक्रेत्याची सही/पत्ता/  
गवना क्रमांक

सौ. पल्लवी नि. कादवनि  
परवाना क्र. २२०१२०२  
स.नं. २/१५, जीवनधारानगर, धनकाव  
मोबा. ९८५०९९९८९



**Affidavit Cum Declaration**

Affidavit cum Declaration Of **Mr. Ananta Revannath Darwatkar** Designated Partner for **Chandrangan Developers LLP** Which is Partner in **VELX Construction LLP** Who is Promoter Of Project Named **Basil Mondale**.

I Ananta Revannath Darwatkar, Sr.No.1, Chandrangan Gauri Shankar Society Damodar Nagar, Vitthalwadi, Sinhgad Road, Pune-411051. Promoter of Proposed Project does hereby solemnly declare, undertake and state as under:

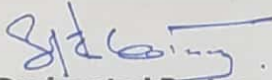
1. That I have a legal title to the land on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter 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 is **December 2025**.
4. That seventy percent of the amount to be realized hereinafter by us 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. That the amount from the separate account shall be withdrawn in accordance with Rule
6. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all pending approvals on time, from the competent authorities.
8. That the promoter shall inform the Authority regarding all 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 the Promoter has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.
10. 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.

**Ananta Revannath Darwatkar**



**Designated Partner**

**CHANDRANGAN DEVELOPERS LLP**

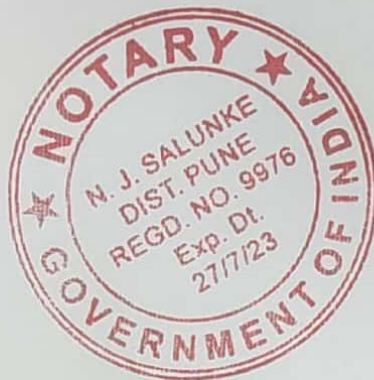




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The content of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.  
Verified by me at Pune on this

Ananta Revannath Darwatkar

*Signature*  
Designated Partner  
CHANDRANGAN DEVELOPERS LLP



BEFORE ME

*Signature*

ADV. NANDA J. SALUNKE  
NOTARY GOVT OF INDIA  
B-11, Manik Moti Complex  
More Baug, Katraj, Pune

NOTED & REGISTERED  
AT SERIAL 406/2022  
DATE 29 JAN 2022