



महाराष्ट्र MAHARASHTRA

ZV 601520

अनु.क्र. 3600 दि. 17 MAR 2022 मु.शु.रकम. 40000/-

दस्तावा प्रकार: Rental Agreement

कत नोटणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन: Vilas tardekar Lifestyle Developers Pvt. Ltd.  
मुद्रांक ठिकठ प्णेनाच्या नांव: 306 Siddharth Tower, Kothrud, Pune-38

दसऱ्या बऱकाराचे नांव

हस्ते जऱ्तीचे नांव व पत्ता: सौ. मंगल रा. वाघोले

वरबाना क्र. 22090849

पिकत वेऱाऱ्याची सही डी-22/4, देवेंद्र, कोथरुड, पुणे-38



16 MAR 2022

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता



FORM B

AFFIDAVIT CUM DECLARATION





FORM "B"

Affidavit cum Declaration

I Mr. Aditya Vilas Javdekar, Age- 43 Years, Occupation- Business, Authorised signatory and Director of M/s. Vilas Javdekar Lifestyle Developers Private Limited, a Company registered under the provisions of the Companies Act, 1956, having registered office at- 306, Siddharth Tower, Sangam Press Road, Kothrud Pune - 411038, Promoter of the Project "Yashwin NuovoCentro" located at Survey No. 172/1/B (Part), 172/1/C at Village Wakad, Taluka Mulshi, District Pune-411057, admeasuring 6,933 sq. mtr. out of total layout land admeasuring 7,970 sq. mtr, do hereby solemnly declare, undertake and state as under-

1. That the Promoter has a legal title for Development Rights of the land on which the development of the Project is proposed.
2. That the Project land is free from all encumbrances other than mentioned below;  
i) D.P road widening (as per sanction plan)
3. That the Project shall be completed by June 30, 2026.
4. That, seventy percent of the amounts to be realised hereinafter by Promoter for the real estate Project from the allottees, from time to time, shall be deposited in separate account to be maintained in 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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, and shall produce a statement of accounts duly certified and signed by practicing chartered accountant, and it shall be verified during audit that 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 the Promoters shall take all the pending approvals on time, from the competent authorities.



8. That the Promoters 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 changes occurring.
9. That the Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoters shall not discriminate against any allottee at the time of allotment of any apartment.

M/s.VILAS JAVDEKAR LIFESTYLE DEVELOPERS PVT LTD

Through Authorised Signatory and Director

MR. ADITYA VILAS JAVDEKAR,



Deponent

### Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Pune on this 31<sup>st</sup> day of March 2022.

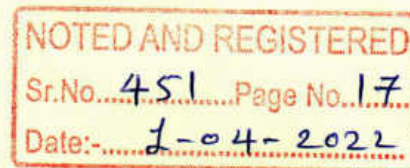
M/s.VILAS JAVDEKAR LIFESTYLE DEVELOPERS PVT LTD

Through Authorised Signatory and Director

MR. ADITYA VILAS JAVDEKAR,



Deponent



**BEFORE ME**

*Parmar*

**PARMAR P. K.**  
**ADVOCATE & NOTARY**  
B-301, Overa Enclave,  
Bhawani Peth, Pune-411042.  
Mob. 9028941296