



महाराष्ट्र MAHARASHTRA

2022

45AA 238669

ONLY FOR AFFIDAVIT (Article-4)

Reg. Serial No. 76095 Date 24 FEB 2023 Rs. 100/-
Stamp Purchaser Name Ved Mangalam Associates
Place of Residence Pimplesguda, Pune 411 017
Through Name Viked Turemore
Stamp Purchaser or through Sign Viked
Sign: JAY D. WADWARI, Ld. No. 2201067
(Stamp Vendor) Pimpri, Pune-411 017.

It is compulsory the reason for which who has purchased stamp should be used by him for the reason only within 6 Months from the date of Purchase



Affidavit Cam
Self de darration form B





SELF DECLARATION

FORM-B

We, (i) M/s Mangalam Landmarks LLP, Pimpenilakh, Pune 411027, (ii) Mr. Chetan Suresh Kunjir Age about 34 years, Hindu inhabitant of Pimplesaudagar, Pune 411027 (iii) Mr. Nivrutti Vitthal Shinde, Age about 48 years, Hindu inhabitant of Bhosari, Pune 411039 (iv) Mr. Vishnu Bhikaji Newale, Age about 54 years, Hindu inhabitant of Chikhali, Pune 411062 Pune are the partners of M/s Ved Mangalam Associates (hereinafter referred to as the "Promoter") and the promoter of the Project "Mangalam Melizma" (for short the said "Project") situated on all those pieces and parcels of the land bearing S No.96/2/1 (P) at Village Kiwale, Tal Pune City District Pune 412101 (for short the "Land"), do hereby solemnly declare, undertake and state as under:

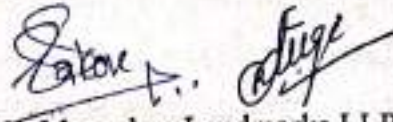
1. That Promoter has a legal Title to the land on which the development of the Project is ongoing;
2. That the land is free from all encumbrances other than mentioned below:
 - (a) Mortgages which will be created by prospective purchasers/allottees upon their prospective Apartments/Units in the said Project;
3. The said Project shall be completed on or before the 31st day of December 2026 from date of registration of the said Project;
4. That 70 per cent of the amounts to be realized hereinafter by Promoter for the said real estate Project from the prospective Allottee/s, from time to time, shall be deposited in a separate account to be maintained in a scheduled/private 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 That the amounts from the said separate account shall be withdrawn in accordance with Rule 5;
6. That 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 Promoter shall take all the pending approvals on time, from the competent authorities;
8. That Promoter shall inform the Real Estate Regulatory 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 7 (seven) days of the said changes occurring;
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act;
10. That Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be;



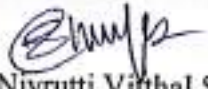
Place: Pune

Date: 31 MAR 2023

Deponents

(i) 
M/s Mangalam Landmarks LLP

(ii) 
Mr. Chetan Suresh Kunjir

(iii) 
Mr. Nivrutti Vitthal Shinde

(iv) 
Mr. Vishnu Bhikaji Newale

Partners of M/s Ved Mangalam Associates





VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at on **31 MAR 2023** March of 2023.

Place: Pune

Deponents

Date: **31 MAR 2023**

(i) M/s Mangalam Landmarks LLP

(ii) Mr. Chetan Suresh Kunjir

(iii) Mr. Nivrutti Vitthal Shinde

(iv) Mr. Vishnu Bhikaji Newale

Partners of M/s Ved Mangalam Associates



BEFORE ME

SANJAY B. KAMBLE
Advocate & Notary (Govt. of India)
Shastri Nagar, Behind Deluxe,
Pimpri Camp, Pimpri,
Pune - 411 017.

31 MAR 2023