





FORM "B"

Affidavit cum Declaration



I Mr. Aditya Vilas Javdekar, Age- 44 Years, Occupation- Business, Authorised signatory and Partner of M/s. Vilas Javdekar Eco Homes, a registered Partnership Firm, having registered office at- 306, Siddharth Tower, Sangam Press Road, Kothrud Pune - 411038, Promoter of the Project "Palladio Kharadi Central" located at Survey no. 38/1/A/1A/1(P), 38/4/1(P), 38/5 and 38/3 Village Kharadi, Taluka Haveli, District Pune 411014., on project land admeasuring 6389.66 sq. mtr. out of total layout land admeasuring 16,500 sq. mtr, being developed by Promoter M/s Vilas Javdekar Eco Homes, 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 does not have any pending litigation and is free from all encumbrances.
3. That the Project shall be completed by June 30, 2027.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 / Promoter 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 ECO HOMES

Through Authorised Signatory and Partner

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.

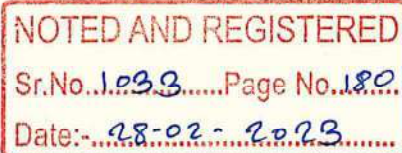
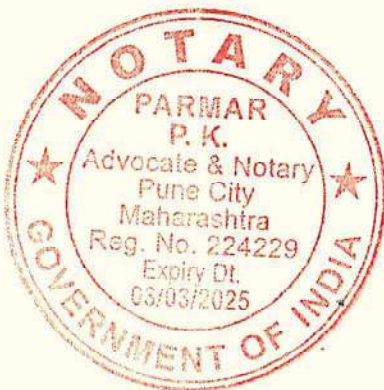
Verified by us at Pune on this 23rd day of February 2023.

M/s.VILAS JAVDEKAR ECO HOMES

Through Authorised Signatory and Partner

MR. ADITYA VILAS JAVDEKAR,

Deponent



BEFORE ME

PARMAR P. K.
ADVOCATE & NOTARY
B-301, Overa Enclave,
Bhawani Path, Pune-411042.
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