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महाराष्ट्र MAHARASHTRA

2023

BX 946624

Reg. Serial No. 19887 Date 06 JUN 2023
Amount 500x12 500/2
Nature of document DECLARATION
Whether it is to be Registered? Yes/No.
Property Description in brief WJN Landmarks LLP.
Stamp Purchaser Name Pimpri Pune 18
Address MAHA RERA
Name of the other Party Darshan Nebhau
if through Name Pimpri Pune 17
Address
Stamp Purchaser or through Sign: [Signature]
Sign: [Signature]
JAY D WANWARI Lic. No. 2201067
(Stamp Vendor) Pimpri, Pune - 411017.

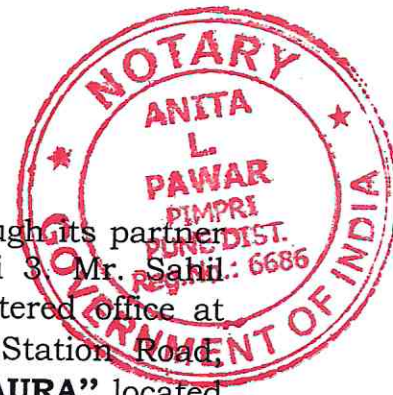


FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **M/s. WJV LANDMARKS LLP** through its partner
1. Mr. Neeraj Naresh Wadhwani 2. Mr. Suraj Girish Jeswani 3. Mr. Sahil
Rajesh Vaswani 4. Mr. Sanjay Laxman Vaswani, having registered office at
Office No. 4 and 5, Umed Bhavan, Canara Bank Building, Station Road,
Pimpri, Pune - 411018 Promoter of the proposed project "**SAI AURA**" located
at Survey No. 103/2B (P), Village: Pimple Soudagar, Taluka: Haveli, District
Pune - 411027 duly authorized by the promoter of the proposed project, vide
its/his/their authorization dated 10/06/2023;



I/We, **M/s. WJV LANDMARKS LLP** promoter of the proposed project "**SAI AURA**" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I /We **M/S. WJV LANDMARKS LLP** have/has 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 said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is **31st March, 2026**.

4. That seventy per cent of the amounts realised 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



Deponent

Neeraj Wadhvani

Mr. Neeraj Naresh Wadhvani

Through its Power of Attorney Holder **M/S. WJV LANDMARKS LLP**

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 10th on this June day of 2023.



Deponent

Neeraj Wadhvani

Mr. Neeraj Naresh Wadhvani

Through its Power of Attorney Holder **M/S. WJV LANDMARKS LLP**

BEFORE ME

[Signature]

ANITA L. PAWAR
ADVOCATE & NOTARY
GOVT. OF INDIA
Sai Paradise, Flat No. 3, Opp. Roplas Co
Kamgar Nagar, Pimpri, Pune-411 018

13 JUN 2023

