



महाराष्ट्र MAHARASHTRA

2022

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दस्त नोंदणी करणार आहेत का? होय / नाही
मिळकतीचे वर्णन Vyankatesh Realconstro LLP
मुद्रांक विवरण येथील Chinchwad Pune
यत्ता
दुसऱ्या व्यक्तीचे नाव Prakash more
मार्फत करणारा व सही
श्री. विठ्ठल रामचंद्र जाधव
परवाना क्र. 27011949
प्लॉट नं. 100, से. नं. 92,
कुलेनगर, चिंचवड, पुणे-११
मुद्रांक विकत घेणाऱ्याची सही



FORM 'B'

Affidavit cum Declaration



Handwritten signature

 Affidavit cum Declaration of I/We **MR. NARESHKUMAR RAVJIBHAI PATEL, PAN NO. AHJPP0634R** age: 46 Years, Occupation: Business, Designated Partner of **M/S. VYANKATESH REALCONSTRO LLP** R/at: Flat No. 2, Aavkar, Plot No. 196, Sector No. 27A, Near Sambhaji Chowk, Pradhikaran Nigdi, Pune 411044, promoters of the proposed project "**NEXUS EMERALD**" to be constructed on Property bearing Gat No 79 (Part) old 1199 opposite Prasanna GoldFields Commercial Complex Borhadewadi Moshi Pune 412105do hereby solemnly declare ,undertake and state as under

I/We, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I /We promoter have / has a legal title Report to the land on which the Development of the project is proposed

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 me/promoter from the date of registration of project 31/03/2025

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the Allottee/s, 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

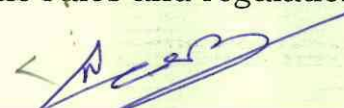
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

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

8. That I/We the promoter 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 said changes occurring.

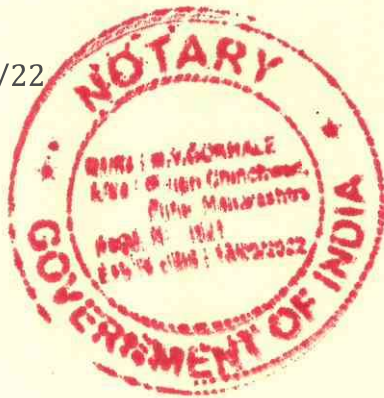
9. That I /We the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. That I/We the 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 : 23/08/22



Deponent

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 on this day of.



Deponent



BEFORE ME

M. Gokhale
23/08/2022

MAKARAND V. GOKHALE
ADVOCATE & NOTARY (GOVT. OF INDIA)
378/2120, Sant Tukaram Nagar
Pimpri, Pune- 411 018.
Maharashtra

Noted and Registered
at Serial No. 530/

23 AUG 2022 *2022* *EL*