

महाराष्ट्र MAHARASHTRA 02 MAR 2021 02020

YD 700319

अनु.क्र. २६६६ दि. २६/०३/२०२१  
Affidavit

वस्तुतः प्रकार

दस्त नोंदणी करणार आहेत का ? होय/नाही.

विक्रयकर्त्याचे वर्णन

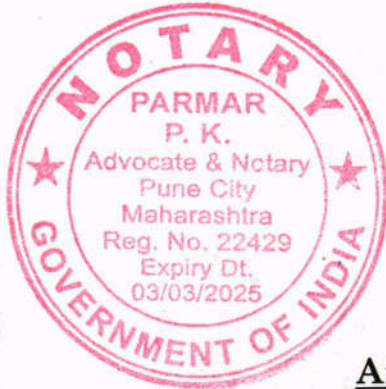
मुद्रांक विक्रय घेणाऱ्याचे नांव

पत्ता

दुसऱ्या पक्षकाराचे नांव

हस्त अक्षरीचे नांव व पत्ता

सौ. मंगल रा. बाघोले  
परवाना क्र. २२०१०४७  
मुद्रांक विक्रय घेणाऱ्याची सही डी-२२/५, देवेंद्र, कोथरुड, पुणे-३८.



FORM "B"

Affidavit cum Declaration

*(Signature)*





FORM "B"

**Affidavit cum Declaration**

I Mr. Aditya Vilas Javdekar, Age- 42 Years, Occupation- Business, Authorised signatory and Director of M/s. Vilas Javdekar Eco Shelters 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, Promoter of the proposed Project "**VJ Town Centre**" located at S. No. 111/1/1, at village Wakad, Taluka Mulshi, District Pune on Project Land admeasuring 2,260 sq. mtr. out of total Land being developed for 16,126.74 sq. mtr. out of total amalgamated layout for Land admeasuring 18,000 sq. mtr, do hereby solemnly declare, undertake and state-

- 1) That the Promoter has a legal title for development 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) Mortgages created / to be created by prospective buyers, in favour of home finance companies, upon their prospective units in the Project.
- 3) That the Project shall be completed by March 31, 2024.
- 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- 5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 Promoter shall take all the pending approvals on time, from the competent authorities.





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

M/s.VILAS JAVDEKAR ECO SHELTERS 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 4<sup>th</sup> day of March, 2021.

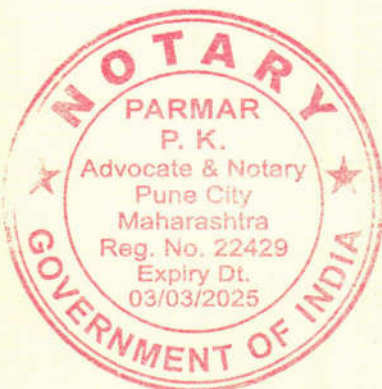
M/s.VILAS JAVDEKAR ECO SHELTERS PVT LTD

Through Authorised Signatory and Director



MR. ADITYA VILAS JAVDEKAR,

Deponent



BEFORE ME

*PARMAR*

PARMAR P. K.  
ADVOCATE & NOTARY  
B-301, Overa Enclave,  
Bhawani Path, Pune-411042.  
mob. 93228941298

