



महाराष्ट्र MAHARASHTRA

2020

XD 273539

व्यावसायिक कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केल्यापासून 6 महिन्यांत वापरणे बंधनकारक आहे.

मुद्रांक विक्री नोंद वही अनु. क्रमांक : 6223 दि. 20-10-2020

वस्त्याचा प्रकार : Addendum

वस्त नोंदणी करणार आहे का ? होय/नाही

मिळकतीचे वर्णन :

मुद्रांक विकत घेणाऱ्याचे नांव : मे. वेदंत विठ्ठलराव.

पत्ता : रा. 35/36 पु. न. वेदम. मुद्रांक लिपीक

कुसऱ्या पक्षकाराचे नांव :

मुद्रांक शुल्क रक्कम : 100/-

वस्त अस्तल्यात त्याचे नांव व पत्ता व सही :

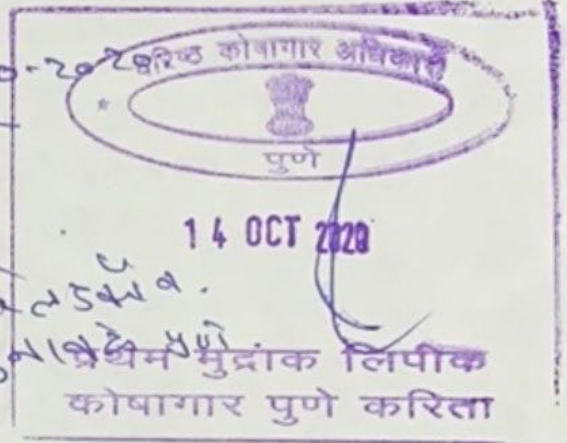
स्थ. नं. 2

सौ. प्रणाली प्र. भुमकर

७३, महेशनगर, पिंपरी, पुणे-४११०१२

(ला.नं. 2201061)

वा. 989096541

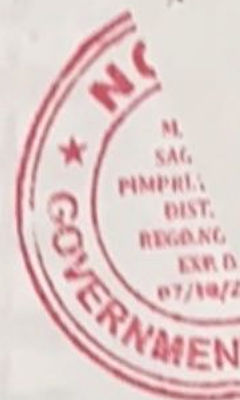


FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sanjay Maganlal Patel partner and authorized signatory of M/s. Veddant Buildcon a partnership firm having its Registered Office at Sector No-25, Plot No-196, Pradhikaran, Nigdi, Pune- 411044, promoter of the New project Viz "Ganesh Bella Rossa Phase - 2" Situated at Survey No 35/1/9, 35/1/10, 35/1/15, 36/1/3 & 36/1/6 at village Punavale, Taluka Mulshi, District Pune



I Mr. Sanjay Maganlal Patel partner and authorized signatory of M/s. Veddant Buildcon, do hereby solemnly declare, undertake and state as under:

1. The Promoter is in process of developing in a phase wise manner a land admeasuring approximately 13400.00 sq. meters or thereabouts out of Survey No 35/1/9, 35/1/10, 35/1/15, 36/1/3 & 36/1/6 at village Punavale, Taluka Mulshi, District Pune (Larger Land) and the project is named as "Ganesh Bella Rossa Phase - 2"

2. That I/we promoter have/has a legal title to the said Project land on which the development of the project is proposed.

AND

a legally valid authentication of title of said Project land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

3. As on date the said Project Land has not been Mortgaged ~~or~~ no Charge has been created in favour of any bank or financial institution. However, as and when the charge/security created on the said Project Land, the Promoter undertakes to disclose the same on RERA website.

4. There is no litigation pending on the said Larger Land or Project Land

5. That the time period within which the project shall be completed by promoter from the date of registration of project is dated 31st December 2027,

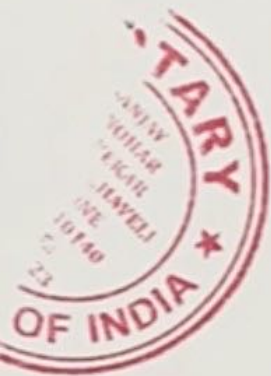
6. That seventy percent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

7. 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.

8. 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.

9. That I the 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.

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



11. That I/ 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.

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

13. 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

VERIFICATION

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

Verified by me at on this day of 20/10/2020

Deponent



BEFORE ME

SANJAY M. SAGAVEKAR
ADVOCATE & NOTARY
GOVT. OF INDIA
PIMPRI, PUNE - 411 018.
☎ : 27422012 / 9881376060

Noted & Registered at Pimpri

Sr. No. 80/2020 Date:- 20/10/2020

20 OCT 2020