



महाराष्ट्र MAHARASHTRA

© 2021 ©

BM 638420

अनु. क्र. ६७५४ मु. नु. दिनांक ६.५ JUL 2022
 हस्ताक्षर प्रमाणित
 हस्ताक्षर प्रमाणित आदेश का १ हों / नहीं
 निवासस्थान
 मुद्रांक विवरण प्रमाणित करने वाले S. V. S. Builders Ltd
 पता J. M. Road, Durgam,
 मुद्रांक प्रमाणित करने वाले Madhavaraj,
 हस्ताक्षर करने वाले व पता Jayaram Dattatraya Prabhakar



10 JUL 2022

ज्या कायदाद्वारे ज्यांनी मुद्रांक खरेदी केला त्याच कायदाद्वारे
 मुद्रांक खरेदी केलेल्यापासून ६ महिन्यांत कायदाद्वारे बळकटता देईल

मुद्रांक विवरण प्रमाणित करी

मो. अशोक म. गालंदे
 कायदा क्र. २२०६१२६
 ६५६/२, वेल्स विभाग
 पुणे ४११००४



FORM 'B'

[See rule 3(6)]

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

Affidavit cum Declaration

Nirmal. Voh

Affidavit cum Declaration of Nilesh Vohra on behalf of SVG Builders LLP having its Registered Office at 3 Business Embassy, 1205/3/3/ Shivajinagar, Pune 411004, the promoters of proposed project situated at Survey No 18(P) and 19(P), Kondhwa, Pune 411048 through its authorized signatory, Nilesh Vohra, located at 3 Business Embassy, 1205/3/3/ Shivajinagar, Pune 411004,

We, SVG Builders LLP, through Nilesh Vohra, promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

have/has a legal title Report 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. The project is free from all encumbrances except stated below -

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts, except the project finance/loan from The Hasti Co-op Bank Ltd, Erandwane, Pune. We have taken / availed a Project Finance / Loan from The Hasti Co-op Bank Ltd, Erandwane, Pune. The document of Indenture of Mortgage was executed and registered in the favour of The Hasti Co-op Bank Ltd, Erandwane, Pune on dated 13/10/2020, wide document serial no. 13814/2020, dated 13/10/2020, Haveli No. 10. Buildings 19 and 20 serve as additional collateral for security as per the abovesaid deed.

4. That the time period within which the project shall be completed by me/promoter from the date of registration

WING 19 - 31/03/2025

WING 20 - 31/03/2025

5. For New Projects :

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 bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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

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

9. 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.

Nilesh Vohra



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

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

Deponent

Mr. NILESH VOHRA

On Behalf of SVG BUILDERS 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 Pune on this day of 05/07/2022



Deponent
Mr. Niles Vohra
Pune



ATTESTED BY


ASHOK MARUTRAO GALANDE
NOTARY
GOVT. OF INDIA

NOTED AND REGISTERED
AT SR. NO. 16057222
DATE 05 JUL 2022