



महाराष्ट्र MAHARASHTRA

2022

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अनु. क्र. १८७७९ दि. २२/९/२२ मु.मु.रकम १००-

स्तम्भा प्रकार ५-५५

दस्ता नोंदणी करणीय आहेत का ? होय / नाही

विक्रीचे वर्णन

मुद्रांक दिकत घेणाऱ्याचे नांव वेल्किन स्पेस एलएलपी / अनिलकुमार

पत्ता ३२७११९ ३३

दस्ता पक्षकाराचे नांव

हस्तक्षेप करीत नांव व पत्ता अनिलकुमार अनिलकुमार

[Signature]

मुद्रांक दिकत घेणाऱ्याची सही

सौ. अनिलकुमार अनिलकुमार
पत्ता क्र. ३२७११९३
, अजिंक्यवाडी, पुणे.



AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of Mr. Anilkumar Jagdish Agarwal, Director "Vellkin Spaces LLP" Promoter of the proposed project.

I, Mr. Anilkumar Jagdish Agarwal, Director "Vellkin Spaces LLP" And Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, I Promoter have a legal title to the land on which the development of the project is proposed.



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 **31/03/2027**.
4. That, seventy per cent of the amounts realized 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized 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 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, as the case may be, on any grounds.

Sanil Agarwal

Deponent

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 10 day of OCTOBER 2022



Sanil Agarwal
BEFORE ME
Deponent
Ratan V. Koyle
RATAN V. KOYLE
B.A.(HONS). LL. B
ADVOCATE & NOTARY