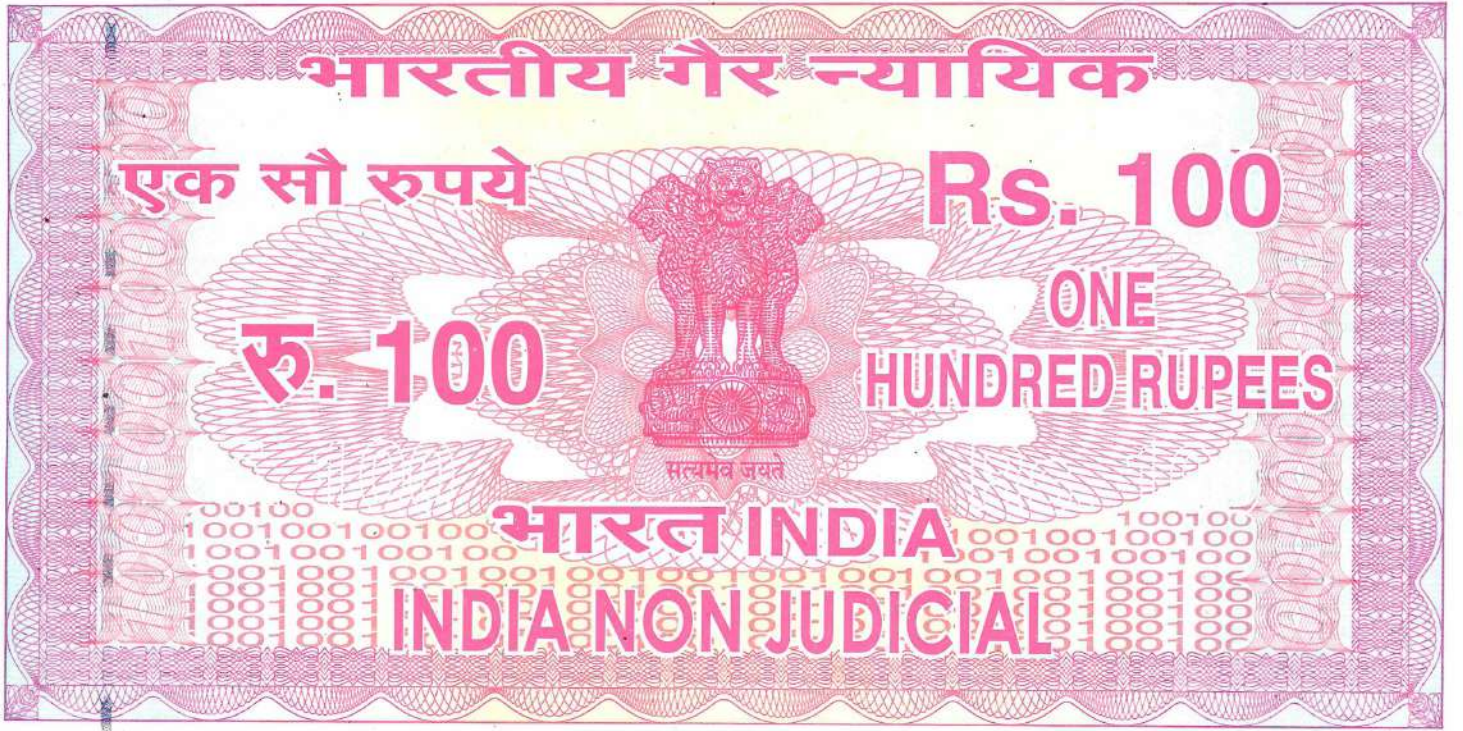




महाराष्ट्र MAHARASHTRA

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28 APR 2023

वक्रा नोदवही क्र 1015 दि.

दस्तावेज प्रकार/अनुच्छेद क्रमांक

मुद्रांक विकत घेणाऱ्याचे नांव

मुद्रांक विकत घेणाऱ्याचा पत्ता

दुसऱ्या पक्षकाराचे नांव

हस्त असल्यास नांव व पत्ता

मुद्रांक शुल्क रक्कम

मुद्रांक विकत घेणाऱ्याची राहणी

[Signature]

परवानाधारक मुद्रांक विक्रेत्याची सही/पत्ता/
परवाना क्रमांक

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सौ. पल्लवी नि. कादबाने

परवाना क्र. २२०११०२

स.नं. २/१५, जीवनधारा नगर, धनकवडी

मोबा. ९८५०९१९१८१



12 APR 2023

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता



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

Affidavit cum Declaration of Mr. Mangesh Sudam Beldare Promoter of the proposed project / duly authorized by the promoter of the proposed project, **"Valeentina Tower"**;

I, Mangesh Sudam Beldare, Age:- 38 years, Occ:- Business, partner of M/S Velentina 7 Buildcon LLP, A Limited Liability Partnership Firm, registered under the Limited Liability Partnership Act, 2008, having its office at:- S. No. 34/5/1/2 Office No. 1, Near Cosmos Bank, Ambegaon BK Pune – 411046 promoters of the proposed project **"Valeentina Tower"** do hereby solemnly declare, undertake and state as under:

1. That M/S Velentina 7 Buildcon through its partner has a legal title Report to the land on which the development of the project is proposed is to be carried out and a legally valid authentication of the 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; 01-12-2030

4. (a) For new projects:

That seventy percent of the amounts realized by us 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.

(b) For ongoing projects on the date of commencement of the Act

(i) That seventy percent of the amounts to be realized hereinafter 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.

OR

(ii) That entire of the amounts to be realized hereinafter 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 since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 That the amount from the separate account shall be withdrawn in accordance with Rule 5.

6. That we 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 we shall take all the pending approvals on time, from the competent authorities.

8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building, as the case may be.

M/s.Velentina 7 Buildcon LLP

M/S Beldare

Mr.Magesh.Sudam Beldare

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 Pune on this 28 day of April 2023

M/s Velentina7 Buildcon LLP

M/S Beldare

Mr. Mangesh Sudam Beldare

Deponent

NOTED & REGISTERED
AT SERIAL NO.....1229/2023
DATE.....28 APR. 2023.....

BEFORE ME

Nanda J. Salunke

ADV. NANDA J. SALUNKE
NOTARY GOVT. OF INDIA
B-11, Manik Moti Complex,
More Baug, Katraj, Pune - 46
Mob 888867279

