

महाराष्ट्र MAHARASHTRA

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CZ 907309

13 MAR 2025

NOTARIAL REG.

ENTRY NO. 348

DATE 26/12/25

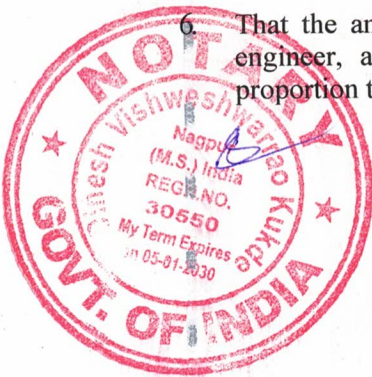
Affidavit cum Declaration

Affidavit cum Declaration of **Mr. SURESH RAMRAO BOBHATE** Authorized Partner of M/s. **VED VIDHI VENTURES** (Partnership Firm) Promoter of the proposed project name **VED VIDHI VENTURES**.

Stamp here Clerk's. D.

I/We, **Mr. SURESH RAMRAO BOBHATE** Authorized Partner of M/s. **VED VIDHI VENTURES** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/We **Mr. SURESH RAMRAO BOBHATE** Authorized Partner of M/s. **VED VIDHI VENTURES** have a legal title to the land situated at **KH. NO. 162, P. H. NO. 38, MOUZA-PIPLA, NAGAR PANCHAYAT- PIPLA, TAHSIL- NAGPUR (RURAL), DISTRICT- NAGPUR, MAHARASHTRA** on which the development of the project is proposed and a legally valid authentication of title of such land of the real estate project is enclosed here with.
2. That the Project land is free from all encumbrances.
3. That the time period with in which the project shall be completed by us as promoters **31/12/2029**
4. That 70% (seventy per cent) of the amounts realized by me as 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



[Signature]

१) दस्ताचा प्रकार/शुल्का क्रमांक	
२) दस्त नोंदणी करणारा आहेत काय ?	होय/नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नाव दुय्यम निबंधक क्र.	
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	वेदविधी देवस
७) दुसऱ्या पक्षकामाचे नाव	
८) हस्ते असल्यास स्थान	नागपूर
९) मुद्रांक शुल्क रक्कम	500/-
१०) मुद्रांक विक्री वीट वही अनुक्रमांक	73554, दिनांक 21/08/2025
११) मुद्रांक विकत घेणाऱ्याची सहा	
सौ. मा. क. बोरकर	मुद्रांक विक्रेता ला. क्र. १५/८९ कोड क्र. ४६०१००९ जिल्हाधिकारी कार्यालय नागपूर.



7. That I 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 shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.

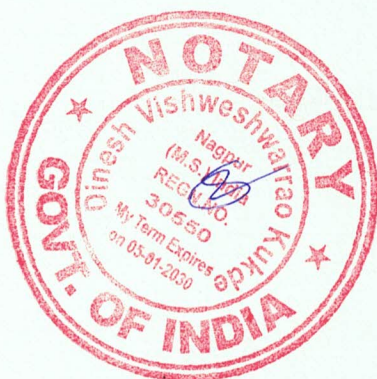

Deponent:-**Mr. SURESH RAMRAO BOBHATE**

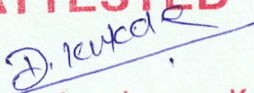
Verification

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

Verified by me at Nagpur on this 21st day of March 2025.


Deponent:-**Mr. SURESH RAMRAO BOBHATE**



ATTESTED

Dinesh Vishweshwarrao Kukde
Advocate & Notary
Plot No. 132, Raghuji Nagar,
NAGPUR (MAHARASHTRA)



