



दस्तावा बहार Affidavit दस्ताव नोंदवी तस्ताव आहेत का ? हाव/नाही.

प्रियांका गोप्तवा

Vijas favanay 34.161
306 Siddhanta Tawen, kothrud, Puna. 38

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दुर्लभ्या पर्याप्तार्थं नाम्
हस्ते व्यवसीये व्युत्त व चरता
४१८१५४८०१८

जी. कंगल रा. वापोले 11/10/2017
रखाना क्र. २२०९०४७ दोस्त अंगठी नं. ३८-३९
गुडगांव विहार बोरावली नांदी डी-२२/५, देवेंद्र अंगठी

EA 798082



03 NOV 2025

प्रथम, मुद्रांक लिपीक
कोषागार पुणे करिता,



FORM "B"

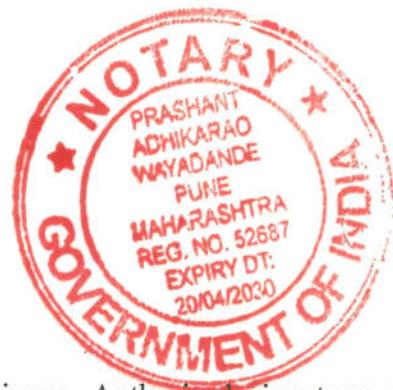
Affidavit cum Declaration

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FORM "B"

Affidavit cum Declaration



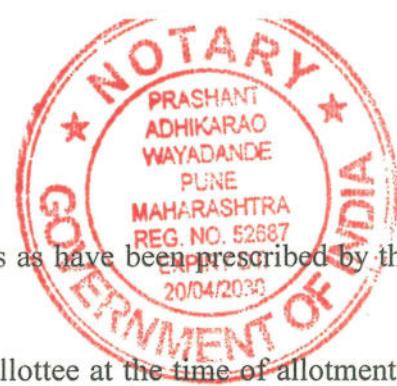
I Mr. Aditya Vilas Javdekar, Age- 47 Years, Occupation- Business, Authorised signatory and Partner of M/s. Vilas Javdekar Infinite Developers Private Limited, a Company registered under the provisions of the Companies Act, 2013, having registered office at 306, Siddharth Towers, Sangam Press Road, Survey no. 12, Kothrud, Pune- 411038, Promoter of the Project "**Pratik Nagar Palladio Kothrud Central**" located at CTS No. 749(P), Old S. No. 137/1, Taluka – Haveli, Village – Kothrud, Pune – 411038, on project land admeasuring 10,690.00 sq. mtr. out of total layout land admeasuring 14,467.00 sq. mtr, being developed by Promoter M/s Vilas Javdekar Infinite Developers Private Limited, do hereby solemnly declare, undertake and state as under-

- 1) That the Promoter has a legal title for development of the land on which the development of the Project is proposed.
- 2) That the Project land is free from all encumbrances other than those mentioned below;
 - i) Mortgages created / to be created by prospective buyers, in favour of home finance companies, upon their prospective units in the Project.
- 3) That the Project shall be completed by December 31, 2030.
- 4) That, seventy percent of the amounts to be realised hereinafter by Promoter for the real estate Project from the allottees, from time to time, shall be deposited in separate account to be maintained in 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 shall be withdrawn in accordance with Rule 5.
- 6) That 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 practicing chartered accountant, and it shall be verified during audit that 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.
- 7) That the Promoter shall take all the pending approvals on time, from the competent authorities.
- 8) That 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 changes occurring.


Vilas Javdekar
Vilas Javdekar Infinite Developers Private Limited

9) That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10) That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment.



M/s. VILAS JAVDEKAR INFINITEE DEVELOPERS PVT LTD

Through Authorised Signatory and Director

MR. ADITYA VILAS JAVDEKAR,

Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Pune on this November 18, 2025

M/s. VILAS JAVDEKAR INFINITEE DEVELOPERS PVT LTD

Through Authorised Signatory and Director

MR. ADITYA VILAS JAVDEKAR,

Deponent



BEFORE ME
Aditya Vilas Javdekar
 PRASHANT A. WAYADANDE
 ADVOCATE & NOTARY
 GOVT. OF INDIA

Noted And Registered at	
Sr. No.	497
Date.	20-11-2025

