

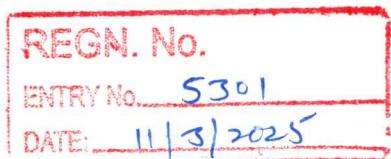


महाराष्ट्र MAHARASHTRA

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DD 255616

04 MAR 2025



### 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. Parag S/o Anantrao Saraf** who is authorised Designated Partner of **M/s BVN CONSTRO VENTURES LLP Promoter of proposed project "VRINDAVAN ESTATE PREMIUM"** / duly authorised by the promoter of proposed project; vide its/his/ their authorisation dated

I Mr. Parag S/o Anantrao Saraf who is authorised Designated Partner of M/s **BVN CONSTRO VENTURES LLP** Promoter of proposed project "**VRINDAVAN ESTATE PREMIUM**" / duly authorised by the promoter of proposed project do hereby solemnly declare, undertake and state as under:

०१ गुदांक विक्री नोंद वही अनुमतीनक ४४१४२/दिनांक ५ MAR 2025

२) दस्तावचा प्रकार CHIT

३) दस्त गोंदपी करणार आहेत का ? होता/ नाही

४) निलक्षकीचे थोडकरत वर्णन

५) गुदांक विक्री देणाऱ्याचे नाव व सही

६) हस्ते असल्यास त्यांचे नाव पत्राव व सही ठांगिपीला

७) दुसऱ्या पक्षावालाचे नाव

८) गुदांक शुल्क रक्कान 500

एकदाया दर्शावे

गुदांक विक्री, का.इ.१४/१९८६ कोड क्र.४६०७०७६

जिल्हाविकारी मरिसर, त. काटलिंग, जागपूर (शहर)

ज्या काहणतसाठी त्यांनी गुदांक, खरेदी केला त्यांनी त्याच काहणतसाठी गुदांक

खरेदी केल्याप्रमाणे ६ रुपयांनी लगावणे वंधनकारक आहे



1. That I/promoter have/has a legal title Report to the land bearing Plot No 01, Kh. Nos. 169/1/B, 169/3 and 169/4, Mauza Pipla, P.S.K. 38, Pipla, Tehsil & District Nagpur on which the development of the project is proposed

OR

..N.A.. 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. That the project land is free from all encumbrances.

OR

That details of encumbrances..NIL ..... Including dues and litigation, details of any rights, title, interest or name of nay party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is **60** months i.e. **09-03-2030**;

4. (a) 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 scheduled bank to cover the cost of construction and land cost and shall be used only for that purpose.

(b) For ongoing project on the date commencement of the Act.

(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in 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 realised 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 received of the project is less than the estimated cost of completion of the project.

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

6. 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

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for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

- 7 That I/the promoter shall take all the pending approvals on time, from the competent authorities.
- 8 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.
- 9 That I/the promoter have/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, plot or building, as the case may be.

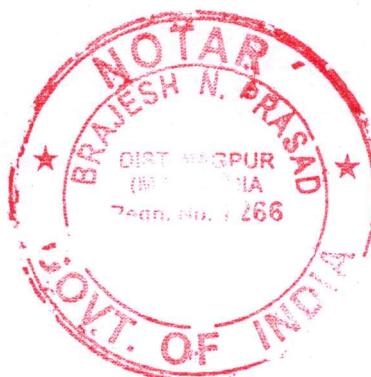
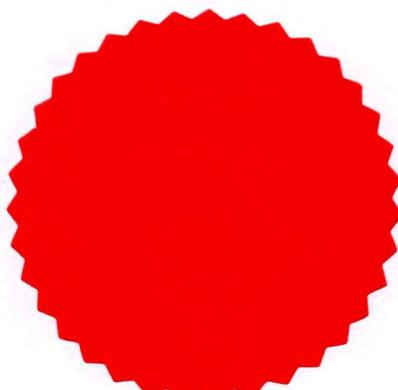
BN CONSTRO VENTURES LLP

  
Deponent Partner

#### 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 Nagpur on this 10<sup>TH</sup> day of March, 2025



SWORN/SOLEMNLY AFFIRMED  
BY above Deponent  
WHO IS PERSONALLY KNOWN  
TO ME / IDENTIFIED BY.....

BEFORE ME THIS THE 11<sup>TH</sup>  
DAY OF May 2025  
AT NAGPUR  


NOTARY  
DISTRICT NAGPUR MAHARASHTRA



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