



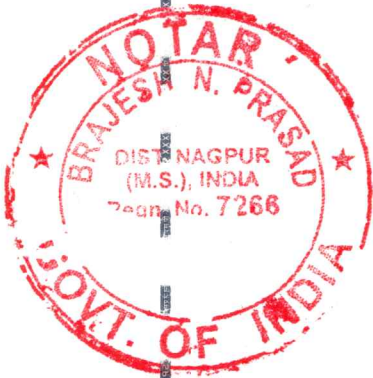
महाराष्ट्र MAHARASHTRA

2024

DD 255616

04 MAR 2025

REGN. No.
ENTRY No. 5301
DATE: 11/3/2025



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:

१)	मुद्रांक विक्री नोंद वही अनुक्रमांक	५५१८२/दिनांक	5 MAR 2025
२)	दस्तावा प्रकार	कर	
३)	दस्त नोंदणी करणार आहेत का ?	होय/नाही	
४)	मिळकतीचे थोडक्यात वर्णन	बी री मंग कोन्सो वेचल	
५)	मुद्रांक विक्रीत घेणाऱ्याचे नाव व सही	अभिजीत	
६)	हस्ते असल्यास त्यांचे नाव पत्ता व सही		
७)	दुसऱ्या पक्षकाराचे नाव		
८)	मुद्रांक शुल्क रक्कम	500	
एकनाथ दरेडे		मुद्रांक विक्रेता, का.क्र.१४/१९८६ कोड क्र.४६०१०१६ जिल्हाधिकारी मजिस्ट्रेट, त. कार्यालय, नागपूर (शहर)	
ज्या कारणासाठी त्यांनी मुद्रांक, स्वरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक स्वरेदी केल्यापासून ६ महिन्यात वगळणे बंधनकारक 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 allot tees, 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 allot tees, 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

OF INDIA

THE HON. THE CHIEF MINISTER
GOVERNMENT OF INDIA
NEW DELHI

SIR,

I have the honor to acknowledge the receipt of your letter of the 14th inst. regarding the subject mentioned in the subject line.

I am sorry to hear that you are suffering from illness and hope that you will soon be able to resume your duties.

I am, Sir, very respectfully,
Yours faithfully,
[Signature]

Enclosed for you are the documents referred to in your letter of the 14th inst.

I am, Sir, very respectfully,
Yours faithfully,
[Signature]

I am, Sir, very respectfully,
Yours faithfully,
[Signature]

I am, Sir, very respectfully,
Yours faithfully,
[Signature]

I am, Sir, very respectfully,
Yours faithfully,
[Signature]

I am, Sir, very respectfully,
Yours faithfully,
[Signature]

I am, Sir, very respectfully,
Yours faithfully,
[Signature]

I am, Sir, very respectfully,
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[Signature]

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Yours faithfully,
[Signature]

I am, Sir, very respectfully,
Yours faithfully,
[Signature]

I am, Sir, very respectfully,
Yours faithfully,
[Signature]

I am, Sir, very respectfully,
Yours faithfully,
[Signature]

I am, Sir, very respectfully,
Yours faithfully,
[Signature]

I am, Sir, very respectfully,
Yours faithfully,
[Signature]



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14 OCT 1954

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.

SVN CONSTRO VENTURES LLP


Deponent

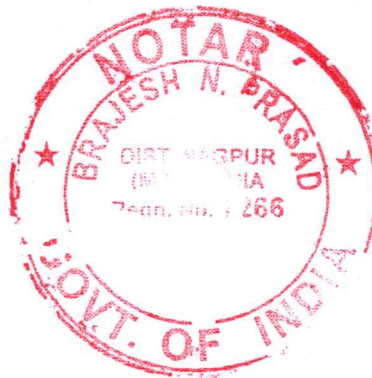
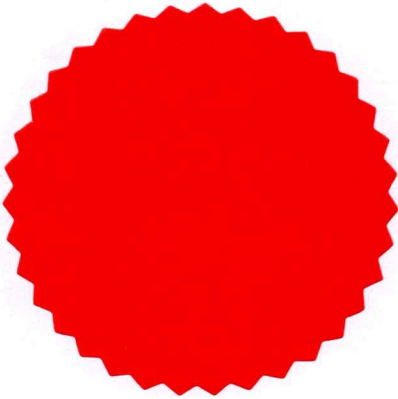
Verification

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

SVN CONSTRO VENTURES LLP

Verified by me at Nagpur on this 10TH day of March, 2025


Deponent



SWORN/SOLEMNL AFFIRMED
BY above deponent
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY.....
BEFORE ME THIS THE 11
DAY OF Mar 2025
AT NAGPUR

NOTARY
DISTRICT NAGPUR MAHARASHTRA



