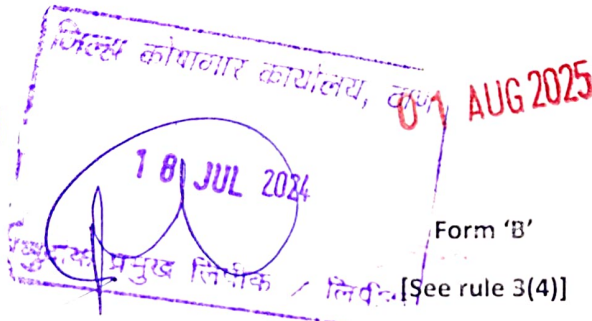


महाराष्ट्र MAHARASHTRA

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CN 771696



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. Pradeep Purshottam Velani, partner of M/s Velcon Developers (promoter) duly authorized by the promoter of the proposed project "Velcon Vista" at Plot no. 61 & 62, CTS no. - 567/A, 567/1 to 6 & 568, 568/1 to 6, Road no. 2, Pestom Sagar, Chembur (West), Mumbai - 400089

I, Mr. Pradeep Purshottam Velani duly authorized by the promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

1. M/s Velcon Developers (promoter) has a legal title 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 the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

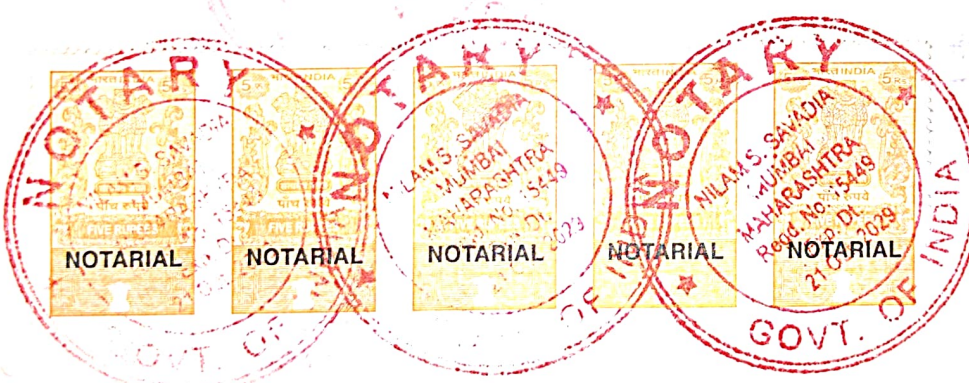
जोडपत्र - २ / ANNEXURE - II

26 JUL 2024

मुद्रांक विक्री नोंदवही अनु. क्र. १८२४१९३ दिनांक
दस्तावा प्रकार: Affi वरत नोंदणी करणार असेल का? होय/नाही
मिळकतीचे वर्णन Tilak Road Ghatkopar Mum
मुद्रांक विकत घेणा-याचे नाव Pradeep Velani
दुस-या पक्षकाराचे नाव
हस्ते असल्यास त्याचे नाव व पत्ता Self

मुद्रांक शुल्क रु. ५००/-
मुद्रांक विक्रेत्याची सही व दिवसीचे ठिकाण
दुकान क्र. ४९, मंगल सेंटर,
फ्लॅट ०९ अ, सीडीसी, बेलापुर - ४०० ६९४.
(संतोष द. खन्नुकर)
परवाना क्रमांक - ९२०९०४०

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी करण्यापासून ६ महिन्यात वापरचे नोंदनाकारक आहे.



2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter is 31st December 2029.

4. That seventy per cent of the amounts realised by promoter for 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 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 project.

7. That promoter 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 utilised for the project and the withdrawal has been compliance with the proportion to the percentage of completion of project.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

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

10. That promoter 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

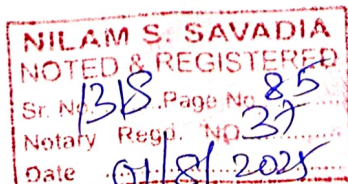
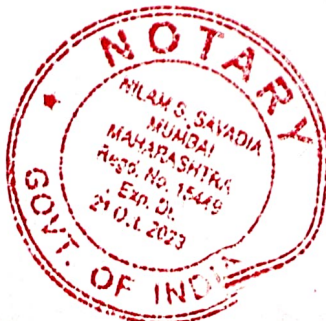
Deponent

Mr. Pradeep Purshottam Velani
(Partner of M/s VELCON DEVELOPERS)

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 1st Aug 2025 on this 1st day of Aug.



BEFORE ME

NILAM S. SAVADIA
B.A., LL.B.
REGD. No. 15449
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
17/401, Kavita Bldg. 60 Feet Road,
Ghatkopar (E), Mumbai - 400 077