



DZ 726265

दस्तावा भालार **Affidavit**
दस्त नोंदवी करणार आहेत का ? होय/नाही.

विषयालय विभाग

ଶିଳ୍ପକାରୀର ବିଭାଗ

मुद्रांक विकास अधिकारी नाम व्यास प्राकृतिक द्वा । १३

पत्ता ४८ उमा मंदिर सभा - ५०२, ५०३, (१४०१३) ५११३-२
दरवाजा प्रधानाधार्य द्वारा क्रमांक ५०

दुसऱ्या पक्षकाराचे नात

SKNAPSE

स.स.क्रम. रत्ना क्र. २२६५०४७
प्राप्ति क्रमांक सार्व १-२२१०, देवेट, लोधाराम ३१

FORM 'B'

See rule 3(6)

Affidavit cum Declaration



Affidavit cum Declaration of "Mr. Rajesh Dinesh Vyas" Director of Vyas Buildcon Private Limited Promoter of the proposed project / duly authorized by the promoter of the proposed project, namely Purti Apartments Condominium to be developed on C T S No. 51B+127/7, Final Plot No. 76/7, Shantisheela Co-operative housing society, law college road, Erandwane, Pune, 411004 vide its/his/their authorization dated 03/09/2025;

2017

W. G. GOV

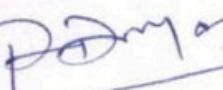


I, Mr. Rajesh Dinesh Vyas, Director of Vyas Buildcon Pvt Ltd, promoter of the proposed project/duly authorized by the promoter of the proposed of the project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have /has a legal title Report to the land on which the development of the 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.
3. That the time period within which the project shall be completed by me / promoter from the date of registration of project; **01/06/2028**.
4. (a) For new projects:

That seventy per cent of the amounts realized 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.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5.
6. That I / that 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 utilized 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 furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That I / the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

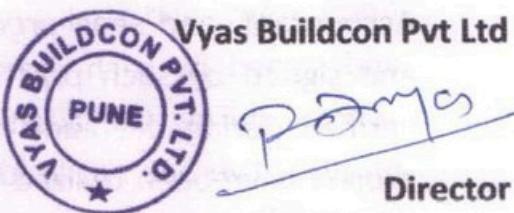


Verification

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 Pune on this 3rd day of September 2025.

Deponent



ATTESTED

VAISHALI R. WAGHMODE
Notary Govt. of India
Pune District (Maharashtra)

22 SEP 2025

