



महाराष्ट्र MAHARASHTRA

2023

जोडपत्र - २

97AA 928459

18 APR 2024



जिल्हा कोषागार कार्यालय, ठाणे

15 APR 2024

मुद्रांक प्रमुख



(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 M/s. VEER LIFE SPACES LLP, having its office at, Unit No. 305, 3rd Floor, Centrum IT Park, C/3, Wagle Estate, Thane (W) 400604. Represented through its PARTNERS (1) MR. BHUSHAN CHANDRAKANT BHANUSHALI, (2) MRS. TINA

BHUSHAN BHANUSHALI of the proposed project owned by "VEER HEIGHT'S" (Garodia Co-operative Housing Society LTD.) situated City Survey No. /Survey No. /Revenue S No./Khasra No./Gut No-FINAL PLOT NO -101, PART, Sector .No.T.P. SCHEME -1, Mouje, PANCHPAKHADI, Pipeline Road, Near Sadhana Heights Louiswadi Thane West, 400604.

[Signature]

[Signature]

Audesh.

the area at is 2760.22 sq.mtrs.in the building known as "VEER HEIGHT'S" Garodia Co-operative Housing Society LTD. Situate at village Panchpakhadi, taluka & Dist. Thane. Standing thereon comprising of double wings each having Ground plus 18 (pt.) (hereinafter referred to as "the said Land") situate, lying and being at Taluka and District Thane.

We, Mr. BHUSHAN CHANDRAKANT BHANUSHALI & Mrs. TINA BHUSHAN BHANUSHALI, Partners M/s. VEER LIFE SPACES LLP of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s. VEER LIFE SPACES LLP have a legal title Report to the land on which the development of project is proposed.

OR

Have a legal title Report of the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such and 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 os encumbrances including dues and litigation, details of any rights, title, interest or name of any party in over such land, along with details and RERA account is maintained at FOR VEER LIFE SPACES LLP

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project i.e. 30/04/2028

4. (A) for new projects:

That seventy percent 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.

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

- (i) That seventy percent of the amounts to be 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.

OR

That entire of the amounts to be realized hereinafter be 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 and cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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

6. That We partners shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Account, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Account, and it shall be verified during the audit that the amounts collected for a



B. B. BHANUSHALI

T. B. BHANUSHALI

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 We partners shall take all the pending approvals on time, from the competent authorities.
8. That we partners shall inform the Authority regarding all the changes that have occurred in the information furnished under subsection (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That we partners have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we partners shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be.


For **VEER LIFE SPACES LLP**

Deponent

Partners

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 Thane on this 18th day of April 2024.

NOTARISED


SUNITA S. GOLE
ADVOCATE & NOTARY
Off.: Shop No. 3, Near Food Box Hotel,
behind Sai Baba Mandir Thane Court Naka
Thane (W)-400601 Mob 9819815553

19 APR 2024


For **VEER LIFE SPACES LLP**
Deponent

Partners

