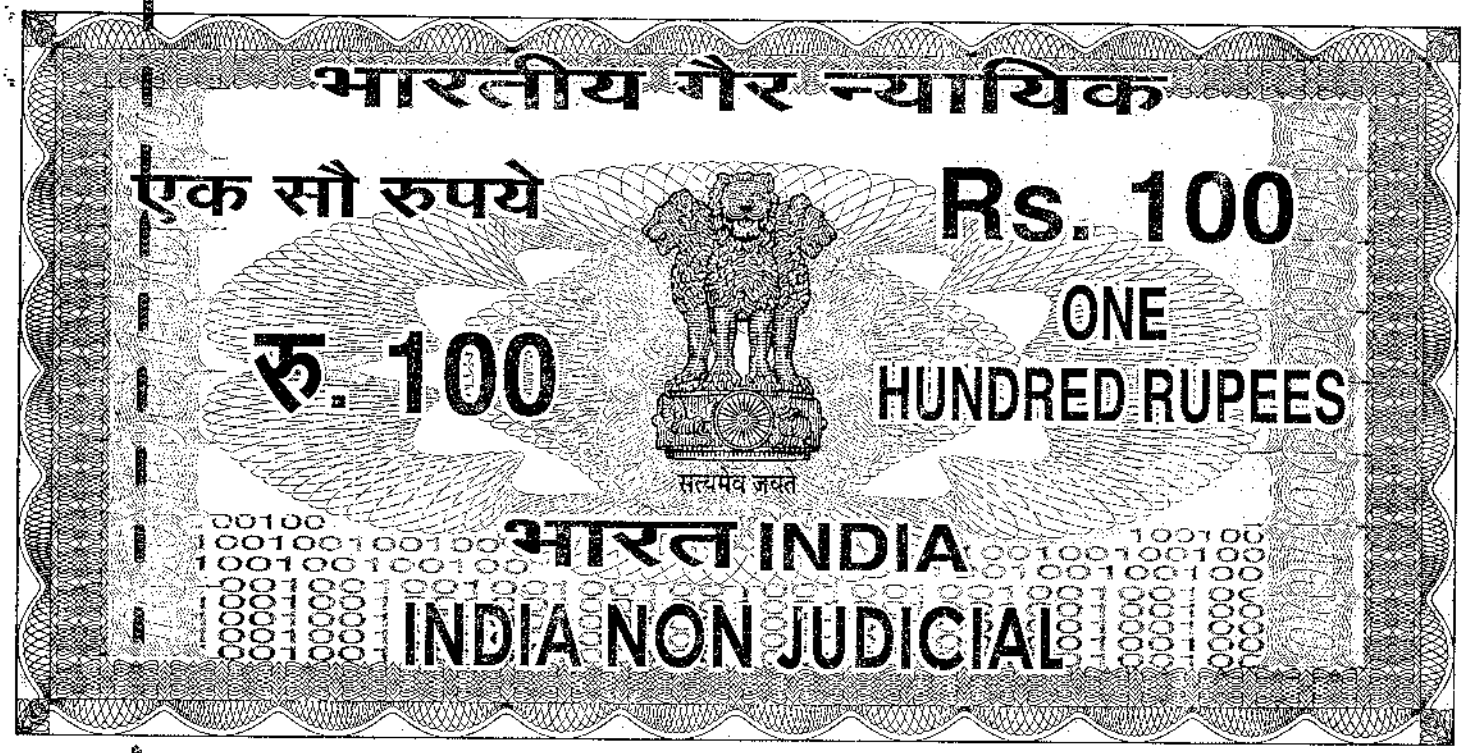
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महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ UX 943192

अन. क्र 11704 दि 13/5/2019

मु. शु. रक्कम 100/- Aff

दस्ताचा प्रकार

दस्त नोंदणी कायदा अन्वये का ? होय / नाही

मिळकतीचे वर्णन

मुद्रांक विक्रत घेणाऱ्याचे नांव Vilas Javdekar Eco shelters pvt ltd.

पत्ता Kothrud Pune 38

दुसऱ्या पक्षकाराचे नांव

हस्त व्यवहाराचे नांव व पत्ता Santosh Lakhode

मुद्रांक विक्रत घेणाऱ्याची सही

आर. एस. कंचिनकोटी
परवाना क्र. २२०२०५३
महाडधर चेंबर्स, कोथरूड, पुणे-३८
फोन नं ०२०-२५४५०३४१

भारत कोषागार अधिकारी
पुणे

19 MAY 2019

प्रथम दुय्यम निबंधक
हवेली क्रमांक पुणे करिता

NOTARY
SUNIL B. RANDHE
PUNE DISTRICT
REGD. NO. 4867
EXP. DT. 14/11/2022
GOVERNMENT OF INDIA

FORM "B"

Affidavit cum Declaration

Vilas Javdekar Eco Shelters Pvt. Ltd.

NOTARY
SUNIL B. RAMDHE
PUNE DISTRICT
REGD.NO.4887
EXP:DT.14/11/2022
GOVERNMENT OF INDIA

FORM "B"

Affidavit cum Declaration

We –

1. Subhadra alias Shobha Khandu Kalamkar

   Age: 53 years, Occ: Housewife, Residing at Datta Nagar, Wakad, Pune 411057.

2. Sunil Khandu Kalamkar

   Age: 33 years, Occ: Farmer, Residing at Datta Nagar, Wakad, Pune 411057.

3. Archana Khandu Kalamkar (name after marriage: Mrs. Archana Vijay Raut)

   Age: 29 years, Occ: Housewife, Residing at Datta Nagar, Wakad, Pune 411057.

4. Sunita Pandurang Kalamkar (name after marriage- Mrs. Sunita Natha Raut)

   Age: 40 years, Occ: Farmer, Residing at Datta Nagar,Wakad, Pune 411057.

5. Pravin Pandurang Kalamkar

   Age: 41 years, Occ: Farmer, Residing at Datta Nagar, Wakad, Pune 411057.

6. Kishor Pandurang Kalamkar

   Age: 37 years, Occ: Farmer, Residing at Datta Nagar, Wakad, Pune 411057.

7. Vasant Kisan Kalamkar

   Age: 50 years, Occ: Farmer, Residing at Datta Nagar, Wakad, Pune 411057.

8. Ashok Kisan Kalamkar

   Age: 48 years, Occ: Farmer, Residing at Datta Nagar, Wakad, Pune 411057.

9. Subhash Kisan Kalamkar

   Age: 43 years, Occ: Farmer, Residing at Datta Nagar, Wakad, Pune 411057.

10. Suresh Narayan Kalamkar

    Age: 42 years, Occ: Farmer, Residing at Datta Nagar, Wakad, Pune 411057.

11. Prakash Narayan Kalamkar

    Age: 36 years, Occ: Farmer, Residing at Datta Nagar, Wakad, Pune 411057.

12. Deepak Narayan Kalamkar

    Age: 34 years, Occ: Farmer, Residing at Datta Nagar, Wakad, Pune 411057.

13. Sachin Balasaheb Kalamkar

    Age: 33 years, Occ: Farmer, Residing at Datta Nagar, Wakad, Pune 411057.

14. Mayur Balasaheb Kalamkar

    Age: 28 years, Occ: Farmer, Residing at Datta Nagar, Wakad, Pune 411057.

Vilas Javdekar Eco Shelters Pvt. Ltd.

Promoters (Landowners) of the proposed Project **"YashONE Wakad Central"** (name as per Environmental Clearance dated January 19, 2019, is "YashONE Wakad") located at Survey no 173/2/2B/2, 173/2/2B/3 & 173/2/2B/4 on Land admeasuring 8260 sq. mtr. out of total amalgamated layout for Land admeasuring 13,224.32 sq. mtr., located at Survey no 173/2/2A/3(P), 173/2/2A/4(P), 173/2/2B/2, 173/2/2B/3 & 173/2/2B/4, near Datta Mandir, Wakad Taluka Mulshi Dist Pune and being developed by Promoter M/s Vilas Javdekar Eco Shelters Pvt. Ltd., do hereby solemnly declare, undertake and state -

1) That the Promoter has a legal title for development of the land on which the development of the Project is proposed.

2) That the Project land is free from all encumbrances other than mentioned below;

   i. Mortgage created in favour of ICICI Bank Limited for securing rupee loan facility sanctioned by the Bank to the Company.

   ii. Mortgage created in favour of VISTRA ITCL (India) Limited for securing Non Convertible Debentures issued by the Company.

3) That the Project shall be completed by December 31, 2023.

4) That, seventy percent of the amounts to be realised hereinafter by Promoter & Promoters (Landowners) for the real estate Project from the allottees, from time to time, shall be deposited in separate account to be maintained in 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 shall be withdrawn in accordance with Rule 5.

6) That 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 practicing chartered accountant, and it shall be verified during audit that amounts collected for a particular Project have been utilised for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.

7) That the Promoter shall take all the pending approvals on time, from the competent authorities.

8) That 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 changes occurring.

Vilas Javdekar Eco Shelters Pvt. Ltd.

9) That the Promoter & Promoters (Landowner) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10) That the Promoter & Promoters (Landowner) shall not discriminate against any allottee at the time of allotment of any apartment.

Subhadra alias Shobha Khandu Kalamkar
Archana Khandu Kalamkar
Pravin Pandurang Kalamkar
Vasant Kisan Kalamkar
Subhash Kisan Kalamkar
Prakash Narayan Kalamkar
Sachin Balasaheb Kalamkar

Sunil Khandu Kalamkar
Sunita Pandurang Kalamkar
Kishor Pandurang Kalamkar
Ashok Kisan Kalamkar
Suresh Narayan Kalamkar
Deepak Narayan Kalamkar
Mayur Balasaheb Kalamkar

Through their Power of Attorney Holder Vilas Javdekar Eco Shelters Pvt. Ltd. Through Authorised Signatory and Director

Mr. Aditya Vilas Javdekar

Deponents

Verification

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

Verified by us at Pune on this 14th day of May, 2019,

Subhadra alias Shobha Khandu Kalamkar
Archana Khandu Kalamkar
Pravin Pandurang Kalamkar
Vasant Kisan Kalamkar
Subhash Kisan Kalamkar
Prakash Narayan Kalamkar
Sachin Balasaheb Kalamkar

Sunil Khandu Kalamkar
Sunita Pandurang Kalamkar
Kishor Pandurang Kalamkar
Ashok Kisan Kalamkar
Suresh Narayan Kalamkar
Deepak Narayan Kalamkar
Mayur Balasaheb Kalamkar

Through their Power of Attorney Holder Vilas Javdekar Eco Shelters Pvt. Ltd. Through Authorised Signatory and Director

Mr. Aditya Vilas Javdekar

Deponents

14 MAY 2019

NOTED AND REGISTERED AT SERIAL NUMBER 2782

Sunil B. Randhe
Advocate & Notary
(Govt. of India)
Regd.No.4867.
Pune District