2783

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ UX 421617

अ. क्र. 11095 ...दि 10/5/2019

मु. मुद्रांकाचा प्रकार 1001 - Affidavit

दस्ताचा प्रकार

दस्त कुणी करण्यास आलेला आहे ? होय / नाही

नियुक्तीचे नाव Vilas Javdekar Eco shelters Pvt Ltd

पक्षकाराचे नाव Kothrud pune 38

दुय्यम निबंधकाचे नाव

हस्त लिखिते नाव व पत्ता Roshan Kadam

मुद्रांक विक्रेत्याची सही

आर. एस. कंचिनकोटी
परवाना क्र. २२०१०५३
महाराष्ट्र चेंबर्स, कोथरुड, पुणे-३८
फोन नं ०२०-२५४०३४

वरिष्ठ कोषागार अधिकारी पुणे

7 MAY 2019

प्रथम मुद्रांक विक्रेता कोषागार 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.

FORM "B"

Affidavit cum Declaration

I Mr. Aditya Vilas Javdekar, Age- 40 Years, Occupation- Business, Authorised signatory and Director of M/s. Vilas Javdekar Eco Shelters Private Limited, a Company registered under the provisions of the Companies Act, 1956, having registered office at- 306, Siddharth Tower, Sangam Press Road, Kothrud Pune, Promoter 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, 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 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,

Vilas Javdekar Eco Shelters Pvt. Ltd.

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.

9) That the Promoter 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.

M/s.VILAS JAVDEKAR ECO SHELTERS PVT LTD

Through Authorised Signatory and Director

MR. ADITYA VILAS JAVDEKAR,

Deponent

NOTED AND REGISTERED AT
SERIAL NUMBER 2283

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.

M/s.VILAS JAVDEKAR ECO SHELTERS PVT LTD

Through Authorised Signatory and Director

MR. ADITYA VILAS JAVDEKAR,

14 MAY 2019 **Deponent**

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