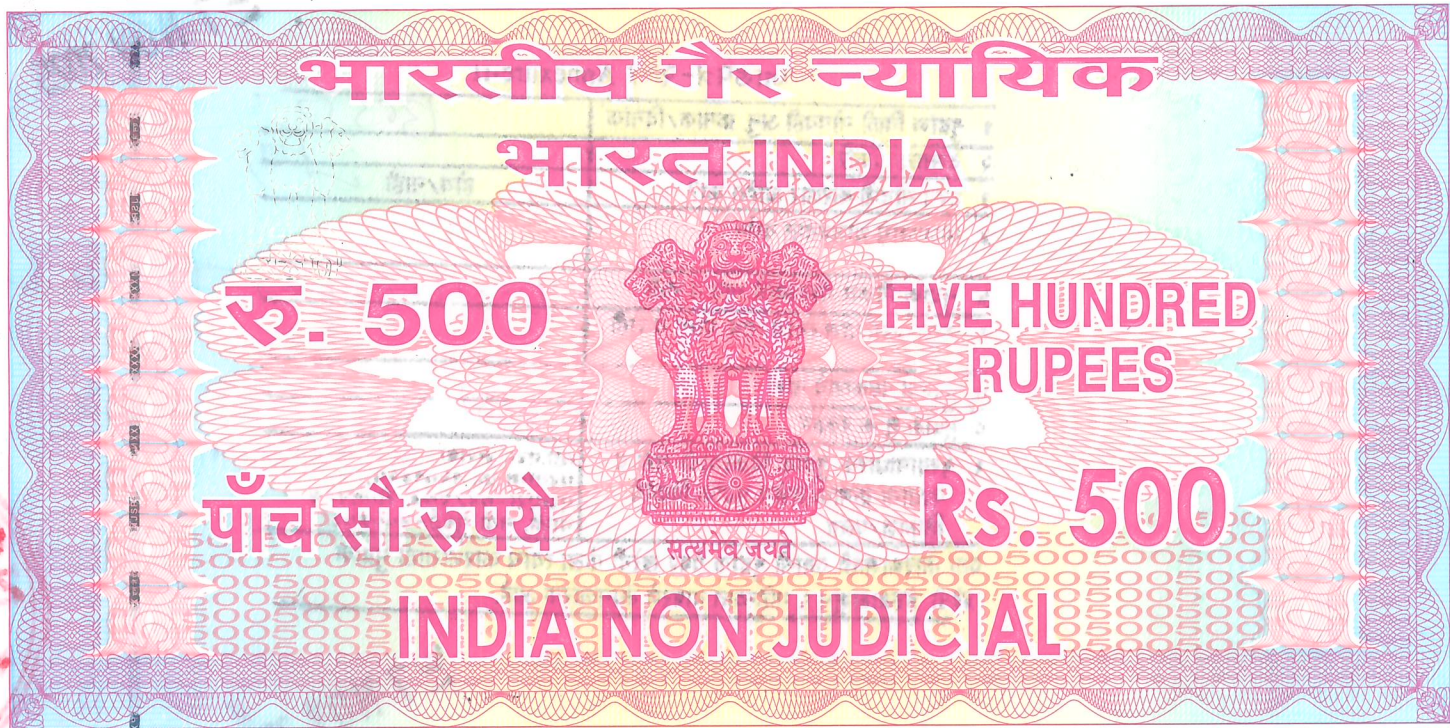
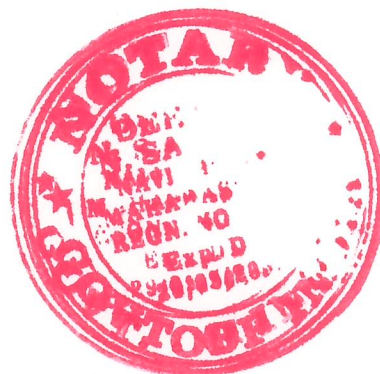
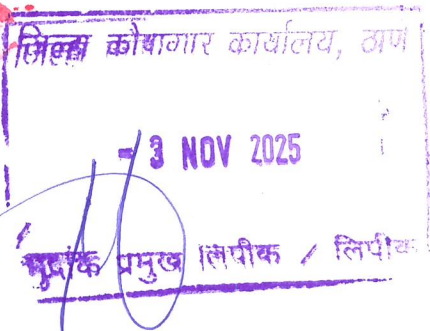




महाराष्ट्र MAHARASHTRA

2025

EE 877952



FORM 'B'
[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 Mr Chandrakant Mohanlal Bhansali Promoter of the
Proposed Project named Wellwisher Royal City Wing A bearing CTS No 3013/1/3/1,
3013/1/3/2, 3013/1/3/3, 3013/1/3/4 Village Varose, Khopoli Raigad 410203. vide his
authorization dated 05th September 2025

For Wellwisher Infra LLP

Chandrakant Bhansali
Partner

27 NOV 2025

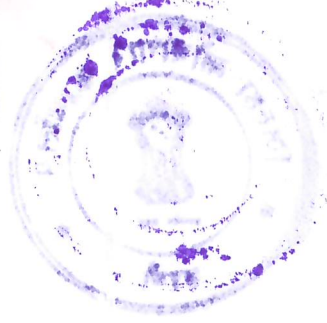
जाडपत्र-२ / Annexure-II

१ मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक	136552
२ दस्तावेजा प्रकार	पत्र
३ दस्त नोंदणी करणार आहेत का?	होय/नाही ✓
४ मिळण्याचे थोडक्यात वर्णन	
५ मुद्रांक विकत घेणाऱ्याचे नांव व सही	Wellwisher Infra LLP
६ हस्त असल्यास त्याचे नाव, पत्ता व सही	
७ दस्तावेजा पक्षकाराचे नांव	
८ मुद्रांक शुल्क रक्कम	500
९ बरगमाधारक मुद्रांक विक्रेत्याची सही व पुरवामा क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	व्ही.एस. साराफ V-S-Sara f पुरवामा क्र. १२०१०२५, एअरएस-०४/२०१७, सोमेश्वर-२ वासी, नवी मुंबई-४००७०२.

या कारणासाठी ज्यांनी मुद्रांक पेपर खरेदी केला त्यांच कारणासाठी मुद्रांक बरेच केलेबाजून ६ महिन्यात वाढरणे बंधनकारक आहे.

27 NOV 2025

NOT
90



For Wellwisher Infra LLP
A. Bhaussali
Partner

For Wellwisher Infra LLP
A. Bhaussali
Partner

I, Mr Chandrakant Mohanlal Bhansali promoter of the proposed project Wellwisher Royal City Wing A bearing CTS No 3013/1/3/1, 3013/1/3/2, 3013/1/3/3 and CTS No 3013/1/3/4 Village Varose, Khopoli Raigad 410203.do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me from the date of registration of project on or before 31.12.2030
4. (a) For new projects:

That seventy per cent of the amounts realized by me 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 amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

For Wellwisher Infra LLP

Chandrakant Bhansali
Partner

Deponent





For Weirwater Infra LLP
For Weirwater
Partner

Verification

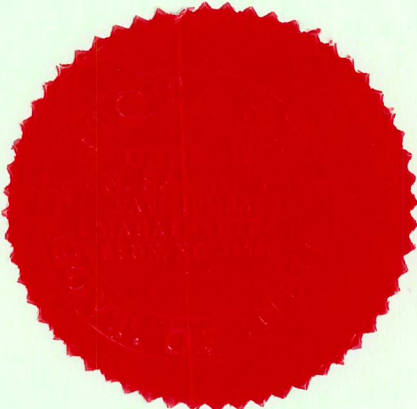
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 08th November 2025.

For Wellwisher Infra LLP

At Ghansceli
Partner

Deponent



BEFORE ME

Deepak N. Sawant

DEEPAK N. SAWANT
ADVOCATE & NOTARY GOVT. OF INDIA
NL-1A, BLDG. NO. 28, ROOM NO. 88,
SECTOR - 19, NERUL, NAVI MUMBAI,
THANE, MAHARASHTRA.

NOTED & REGISTERED
Sr. No. 21 Page No. 4
Book No. 1 Date 10/11/2025



For Wellwisher Int'l LLP

Partner



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