2724

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 67AA 286753

22 NOV 2023

NOTARY Adv. J. G. Sable AMRAVATI DIST REGD.No.15-96 EXPIRY DT: 12-11-2024 GOVT OF INDIA

OFFICE OF THE TREASURY 21 NOV 2023

Notary

N. R. S. No 2724/2023

dt 07.12.2023

**FORM 'B'**

**[See rule3(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. Amit Ashok Talda, about – 34 years, (Authorized Signatory & Partner) of M/s Lifestyle Home Spaces (Land Owner & Promoter)** of the proposed New project **"LIFESTYLE HOMES"**,

JAYANT G. SABLE ADV. & NOTARY GOVT. OF INDIA Navsari, Amravati (MS) M-9730697651

N. R. S. No. 2724/2023
Dt 07.12.2023

Notary

duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

**I, Amit Ashok Talda (Authorized Signatory & Partner)**, duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before 30/11/2027.

NOTARY J. G. Sable AMRAVATI DIST. S.No.15406 EXPIRY DT. 11-2024 OF INDIA

4. **(a)For New projects:-**
   That seventy per cent of the amounts realised 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.
   **(b) For ongoing project on the date of commencement of the Act.**
   That seventy per cent 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 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 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

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 such practicing Chartered Accountant, and it shall be verified during the audit that the 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.

Jayant Sable.
JAYANT G. SABLE
ADV. & NOTARY
GOVT. OF INDIA
Navsari, Amravati (MS)
M-9766697651

N. R. S. No. 2724/2023
dt 07.12.2023

Notary

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 said changes occurring.

9. That, the promoter have 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, plot or building, as the case may be.

**For M/s Lifestyle Home Spaces**

Amit Talada

**Amit Ashok Talda**
**(Partner & Authorized**

**Signatory)**

**(Deponent)**

NOTARY J. G. SABLE AMRAVATI Regd No. 15406 GOVERNMENT OF INDIA

**Verification**

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

Verified by me at on this day of **07/12/2023**.

**For M/s Lifestyle Home Spaces**

Amit Talada

**Amit Ashok Talda**
**(Partner & Authorized**

**Signatory)**

**(Deponent)**

THIS DOCUMENT CONTAINTS..02.....PAGES

I do Swear in the name of God solemnly affirm That, This is my Name and signature (or mark) and that the Contents of this my Affidavit are true

Amit Talada — Signature of Deponent

Signature of Notary

07 DEC 2023

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