भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 32AA 929516

अ.क. 2933 किंमत 100 दिनांक 08/08/2023

कोणाकरीता मंगल कलश क्रेतयाची मुद्रांक विक्रेता

वस्ते [illegible] [illegible] [illegible]

1. We Mangalkalash Creations LLP is entitled to construct the project **"Trupti Kalash Heights"** on the plot of land bearing CTS No 14511/1, 14511/2, 14511/3 Aggregately Admeaereing **2060.20 Sq.Mtrs,** , Osmanpura, Tal & Dist Chatrapati Sambhajinagar (Aurangabad) has a legal title to the land on which the development of the proposed 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 the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is **31/12/2028.**

4. That seventy per cent 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.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That promoter shall not discriminate against any allotted at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Mangalkalash Creations LLP

Deponent **Partner**

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Aurangabad on this

For Mangalkalash Creations LLP

Deponent **Partner**

BEFORE ME

17-8-2022

ADV.VINOD BAGADIYA
NOTARY GOVT. OF INDIA
AURANGABAD.REGD NO 5642

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