भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 32AA 929517

अ.क्र. ६८१३५ किंमत 100 दिनांक 08/08/2023

कोणाकरीता [illegible]

मुद्रांक विक्रेता

सतीश आर. शिनकर

[illegible] औरंगाबाद. फोन: २३५९६४८

परवाना क्र. [illegible]

27 JUL 2023

प्रमुख लिपीक

को.अ. औरंगाबाद

NOTARY GOVT. OF INDIA VINOD BAGADIYA AREA AURANGABAD DIST. REG. No. 5642 EXP. DT. 27/03/2024

FORM "B"

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kishor Balwantrao Lovekar and Mr. Subhash Balawantrao Lovekar Owners of the land situated at CTS No 14511/1, 14511/2, 14511/3, Osmanpura, Chatrapati Sambhajinagar (Aurangabad) Net Plot area aggregately admeasuring 2060.20 Square Meters situated at CTS No 14511/1, 14511/2, 14511/3, Osmanpura, Chatrapati Sambhajinagar (Aurangabad) Co-promoters of the proposed project.

We, Mr. Kishor Balwantrao Lovekar and Mr. Subhash Balawantrao Lovekar Co-Promoters of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

NOTARIAL NOTARY GOVT. OF INDIA VINOD BAGADIYA AREA AURANGABAD DIST. REG. No. 5642 EXP. DT. 27/03/2024

1. That We Co-Promoter has a legal title to the land on which the development of the project is proposed 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. We say that we are constructing a project namely **Trupti Kalash Heights** in association with **Mangalkalash Creations LLP** (Promoter) on the said land. We intend to develop Building namely **Trupti Kalash Heights** on the said land out of which we here by apply the grant of registration of our real estate project for building namely **"Trupti Kalash Heights"** with proportionate Land Area of 2060.0 square Meters.

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 realised 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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

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

Deponent