

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 56AA 588269

जिल्हा कोषागार अधिकारी ठाणे

कोषागार कार्यालय, ठाणे

01 JUN 2023

NOTARY
SHAHEEN J. SHAIKH
MUMBAI
Regd. No. 11117
GOVT OF INDIA

16 OCT 2023

FORM 'B'

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. MAHESH LIRA VERAT** Designated Partner of M/s Gurukrupa Realcon Lifespaces LLP and promoter of the project **"GURUKRUPA SHARANAM"** Situated at Building No. 7, Dahisar Megha CHS LTD., CTS No. 1665 (PT) of Village Dahisar (East), Shailendra Nagar, Dahisar (E) – 400068. vide his authorization dated 30 September, 2023;

For Gurukrupa Realcon Lifespaces LLP

Authorised Signatory

I, **Mr. MAHESH LIRA VERAT** designated partner of M/s Gurukrupa Realcon Lifespaces LLP and promoter of the project "**GURUKRUPA SHARANAM"** Situated at Building No. 7, Dahisar Megha CHS LTD., CTS No. 1665 (PT) of Village Dahisar (East), Shailendra Nagar, Dahisar (E) – 400068 do hereby solemnly declare, undertake and state as under:

1. That I/ Promoter has a legal title Report to the land on which the Re-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/promoter is **31/12/2026.**

4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

10. That I/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 Gurukrupa Realcon Lifespaces LLP

Authorised Signatory

Deponent

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 Mumbai on this 30 September of 2023.

For Gurukrupa Realcon Lifespaces LLP

Deponent / Authorised Signatory

NOTARY GOVT OF INDIA
SHAHEEN J. SHAIKH
MUMBAI
Regd. No. 11117

ATTESTED BY ME

SHAHEEN J. SHAIKH
NOTARY GOVT. OF INDIA
Regd. No. 11117
3/14, Sai Prasad Shopping Centre Below,
Vikhroli Court, Kannamwar Nagar No. 2,
Vikhroli (East), Mumbai - 400 083.
Tel.. 9821815104

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