



तीय गैर न्यायिक
भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

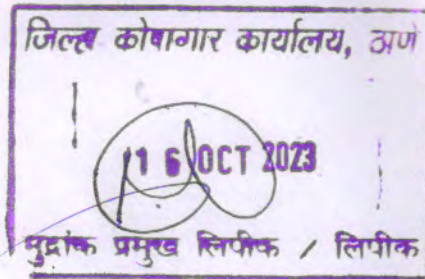


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19 OCT 2023

महाराष्ट्र MAHARASHTRA

2023

CC 325695



FORM 'B'

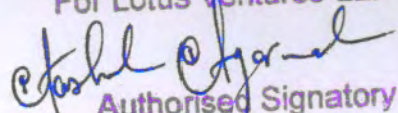
[See rule 3(6)]

**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. Aashish Kumar Agarwal promoter of the proposed project / duly authorized by M/s. Lotus Ventures LLP, the promoter of the proposed project to be developed under the name and style of "Kuber Villa" situated at CTS No. 305 of Village - Ville Parle NS Road No. 5, JVPD Scheme, Mumbai 400056, vide its/his/their authorization dated 24.11.2023.

I, promoter of the proposed project / duly authorized by the promoter of M/s. Lotus Ventures LLP, the proposed project do hereby solemnly declare, undertake and state as under:

For Lotus Ventures LLP

Authorised Signatory

जाब पत्र २

19 OCT 2023

उद्देश्य विषयी नोंदवही अनुक्रमांक

दिनांक

द्वारा देण्या प्रकार

दस्ता नोंदणी करणार आहे का ? :- होय/नाही

मिळकतीचे धोरण/सर्व्जन

मुद्रांक दिवत घेणाऱ्याचे नांव व पत्ता

दुसऱ्या पदाकाराचे नांव व पत्ता

हस्ते असल्यास त्याचे नांव/पत्ता

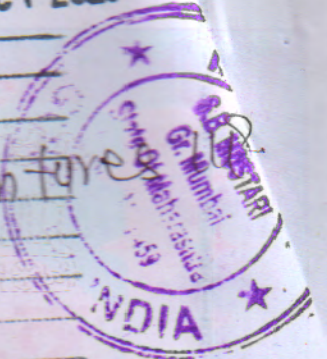
हस्ते सही

परवानाधारक मुद्रांक दिवत घ्यावी सही (प्रमोद आर. दुवे)

मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, मीरा रोड (पूर्व), अन्ने.

परवाना क्रमांक १२०१०४७

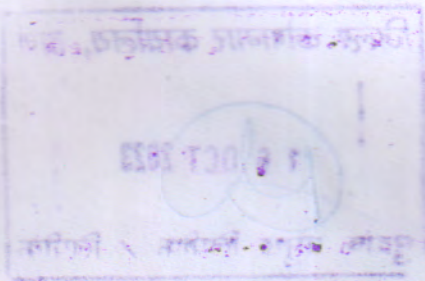
Lotus Venture



19 OCT 2023

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

00430866



For Lotus Ventures LLP
Authorized Signatory

~~That I / promoter have / has a legal title Report to the land on which the development of the project is proposed~~

OR

have/has a legal title Report 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 project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration 30.06.2026;

4. (a) For new projects :

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.

~~(b) For ongoing project on the date of commencement of the Act~~

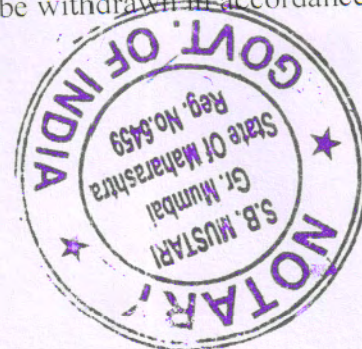
~~(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.~~

OR

~~(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.~~

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

For Lotus Ventures LLP
Chahel Chandel
Authorised Signatory



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

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

8. That I / 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 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.

Deponent

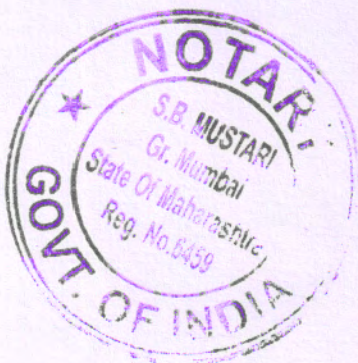
Verification

The contents of my affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on 30th, November, 2023

For Lotus Ventures LLP

[Signature]
Authorised Signatory



[Signature]
S. B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA
No. B/4, Sai Dham Hsg. Soc
Tilak Nagar, Sakinaka
Mumbai-400 072