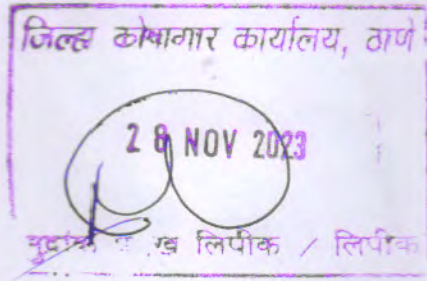




महाराष्ट्र MAHARASHTRA

2023

CC 662393



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. Navyug Society, 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 27.06.2022.

For Lotus Ventures LLP

Ashish Agarwal
Authorised Signatory

उत्तरावली
R.D.Y

मुद्रांक विक्री मॉडेली अनुक्रमणिका

दिनांक

1 DEC 2023



वस्तुसंगत प्रमाण

वस्तु नोंदणी अन्वय आढे का ? :- होय/नाही

मिळवळणीचे दोहव्यात वर्णन

मुद्रांक विक्री घेणान्याचे नांव व पत्ता

Lotus Ventures LLP

दुसऱ्या पक्षकाराचे नांव व पत्ता

हस्त अदल्यास त्याचे नांव/पत्ता

हस्त सली Rukn

परवानाधारक मुद्रांक विक्रेत्याची सली (प्रमोद आर. दुबे)

मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, भीरा रोड (पूर्व), जल.

परवाना क्रमांक 92090849

मुद्रांक जरेदी केल्यापासून 6 महिन्यात वापरणे बंधकारक आहे

545744

1 DEC 2023

1 DEC 2023

INDIA NOW JUDICIAL

CC 683293

1 DEC 2023

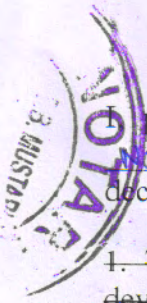
MAHARASHTRA



DECLARATION SUPPORTED BY AN APPROPRIATE NOTARY SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON IN THE PROMOTER

Attested and Certified

For Lotus Ventures LLP
Authorized Signatory



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

1. 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 dated 4/11/22 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.~~

For Lotus Ventures LLP

Chashid Chavand
Authorised Signatory



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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

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