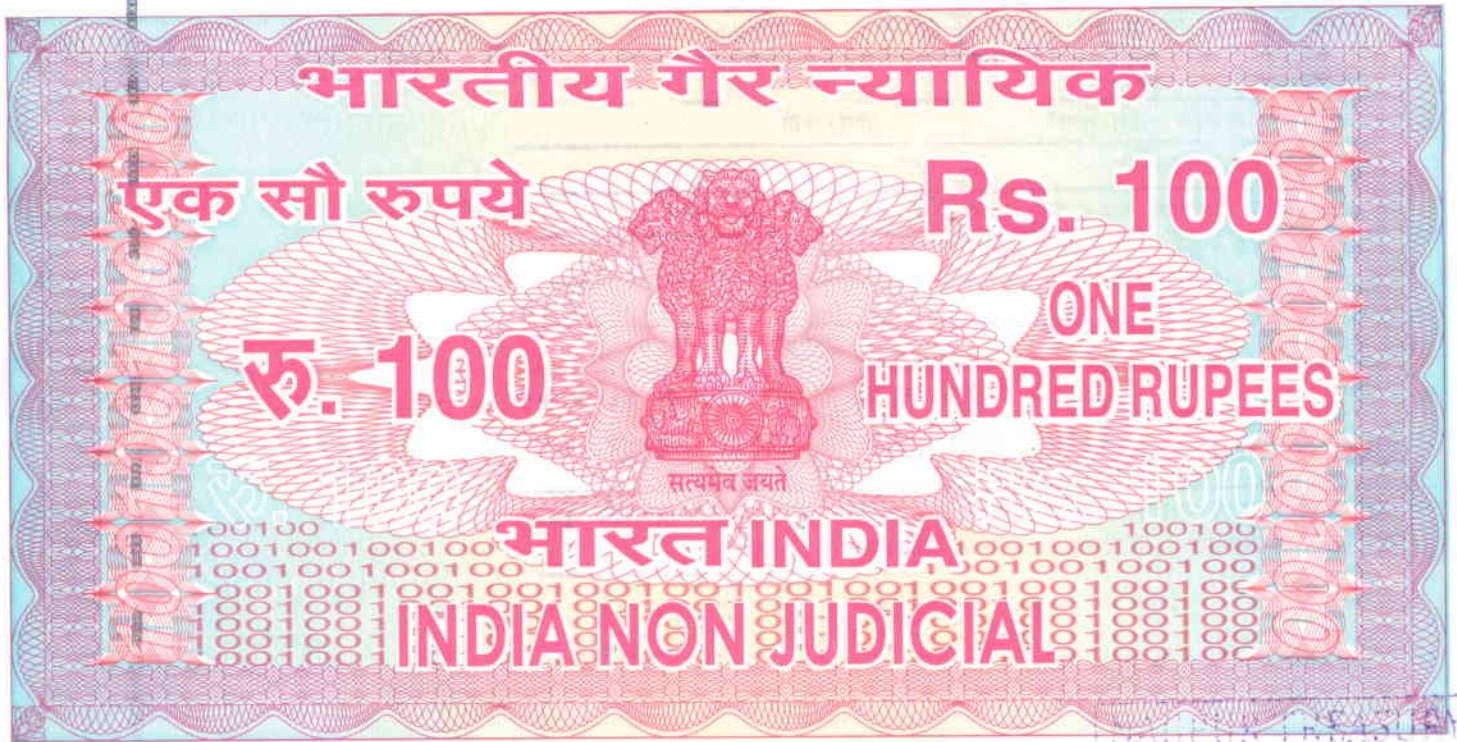




महाराष्ट्र MAHARASHTRA

2021

ZN 555903

18 MAY 2022



Stamp Head Clerk / St. Clerk

FORM - 'B'

[See rule 3(4)]

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 **M/s. Kaushalya Builders & Developers** acting through its partners Mr Dilip Lalji Patil aged 58 years, Mr.Sarang Dilip Patil Aged 34 years, Mr. Pritish Dilip Patil Aged 33 years and Mr Dilip Lalji Patil , aged 58 years are the promoters, of the proposed project **Jyoti Heights** situated on KH,No 9/1, Plot No, 17 Mouza Futala, Nagpur - 440033, All acting through their duly Authorize Representative Mr. Dilip Lalji Patil, Resident of Nagpur.

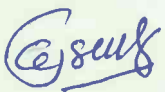
I, Mr. Dilip Lalji Patil, Partner of **M/s. Kaushalya Builders & Developers** and Duly Authorised by the other Promoters of the proposed project, do hereby solemnly declare, undertake and state as under



*[Signature]*

1. That, Promoter have / has a legal title to the land on which the development of the project is proposed.
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 31/12/2027.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, 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 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 / 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 ground

Kaushalya Builder And Developers



Partner

Mr. Dilip Lalji Patil

Authorised Signatory of the Promoters /  
Deponent

### Verification

We, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and we have not concealed any material facts.

Verified on this ..... day of.....

**Kaushalya Builder And Developers**



**Partner**

**Mr. Dilip Lalji Patil**

**Authorised Signatory of the Promoters /  
Deponent**



Sworn before me on this 08<sup>th</sup>  
day of June 20 22 at Nagpur by  
Shri/Smt./Ku. as done  
Nagpur who has been identified  
by Shri/Smt. \_\_\_\_\_  
Advocate, Nagpur.

**NOTARY  
GOVT. OF INDIA  
Nagpur (M.S.) INDIA**

08 JUN 2022

