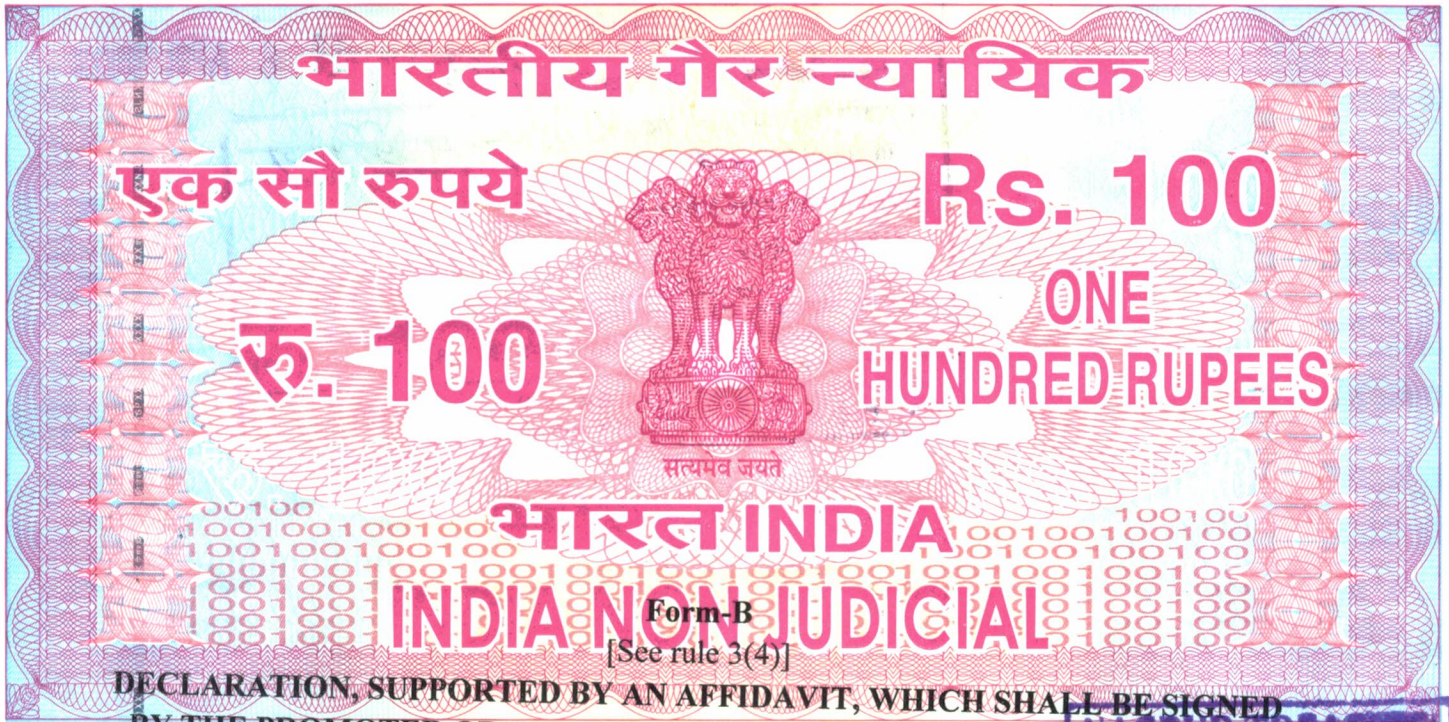




महाराष्ट्र MAHARASHTRA

● 2022 ●

34AA 998008

Affidavit cum declaration of Rajesh Agrawal (Member) of Lush Properties duly authorized by the Promoter, Lush Properties, of the proposed project named Anandam Ten, vide their authorization date, 8th May, 2023:

Stamp Notary Clerk / Sr. Clerk

I, Rajesh Agrawal (Member) of Lush Properties duly authorized by the Promoter, Lush Properties, of the proposed project named Anandam Ten do hereby solemnly declare, undertake and state as under:

1. That Promoter 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.

NOTARIAL REG.	
ENTRY NO.	6842
DATE	09/05/2023



3. That the time period within which the project shall be completed by Promoter is 31st March, 2028.
4. That seventy per cent of the amounts realized by me/Promoter for the real estate project from the Allottees, from time to 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.



Rafiq M. Agnihotri
Deponent

Verification

The contents of my above Affidavit cum Declaration are and correct and nothing material has been concealed by me therefrom.

Verified by me at Nagpur on this 08th day of May, 2023.

Rajesh M Agnihotri
Deponent

SWORN / SOLEMNLY AFFIRMED
BY

WHO IS PERSONALLY KNOWN
TO ME IDENTIFIED BY

BEFORE ME THIS THE
DAY OF
AT. NAGPUR.

KIRAN U. WADYALKAR
NOTARY
TH. DIST NAGPUR (M.S.) INDIA.

