



महाराष्ट्र MAHARASHTRA

2021

ZF 828827

अनु. क्र. 12345 दि. 21 DEC 2021 मु. शु. रक्कम: 900/-

दस्तावेज प्रकार: प्रपत्र

दस्त नोंदणी करणार आहेत का? नाही

मुद्रांक विकत घेणार्याचे नांव: श्री. प्रविण जगमंदर डात्रवाक

पत्ता: विन्दांतवाडी - पुणे - 411 004

दुसऱ्या प्रक्षकाराचे नांव: _____

हस्ते व्यक्तीचे नांव व पत्ता: राम गुप्ता, पुणे - 411 004

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून 6 महिन्यांत वापरणे बंधनकारक आहे.

[Signature]

मुद्रांक विकत घेणार्याची सही

उषा अंधारे (स्टॅम्प व्हेडर)

परवाना क्र. 2201092

विश्रांतवाडी, पुणे - 411 004



FORM - B

AFFIDAVIT CUM DECLARATION

We, **TRIAA LIFESPACES LLP**, having registered office at 401A, 4th Floor, C Building, City Bay, S. No. 347, CTS No. 14, Dhole-Patil Road, Pune - 411001, are promoters of the proposed project "**KOSMIC KOURTYARD PHASE 1**" located at Gat No. 1130 (P), Wagholi, District - Pune, do hereby solemnly declare, undertake and state -

1. That we have 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 project shall be completed within the stipulated time from the date of registration, i.e., 31/12/2025.
4. That, seventy percent of the amounts to be released hereinafter by us for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in 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 That the amounts from the separate account shall be withdrawn in proportion of percentage of completion of project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 practicing chartered accountant, and it shall be verified during audit that amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion of the percentage of completion of the Project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we 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 7 days of the changes occurring.
10. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For **TRIAA LIFESPACES LLP**



Mr. Praveen J Agarwal
Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Pune on this 21st day of December, 2021.

For **TRIAA LIFESPACES LLP**



Mr. Praveen J Agarwal
Deponent

NOTED AND REGISTERED
AT SERIAL NO. 1334/
ON 21/12/2021



BEFORE ME



BALASAHEB D. MATE
ADVOCATE & NOTARY
GOVT. OF INDIA
Charholi Bld., Tal. Haveli, Dist. Pune
Mob.: 9850389277

21 DEC 2021