



महाराष्ट्र MAHARASHTRA

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BX 196082

Reg. Serial No. 1737 Date 10 APR 2023

Amount 500/-

Nature of document DECLARATION

Whether it is to be Registered? Yes/No

Property Description in brief

Stamp Purchaser Name High point Landmark LLP

Address SB Road Pune

Name of the other Party RERA

if through Name Asif Kotwal

Address Pimpri Pune 18

Stamp Purchaser or through Sign

Sign

JAY D WANWARI Lic. No. 2201067

(Stamp Vendor) Pimpri, Pune - 411017.



FORM B

Affidavit cum Declaration

Affidavit cum Declaration of Highpoint Landmark LLP, through its Authorised Signatory

Mr. Sachin Garg, promoter of the proposed project Itrind Futura.

Situated at: 39(1) Sector R12 Village Mahalunge Tal Mulshi, Pune 411045

Sachin Garg

1. That We, have a legal title Report to the land on which the development of the project is proposed
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.
3. That the time period within which the project shall be completed by me is up to **31/12/2028**

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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

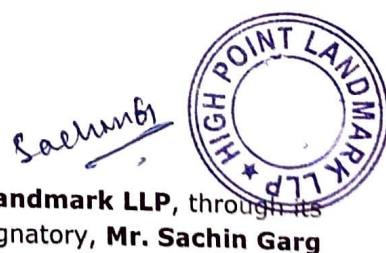
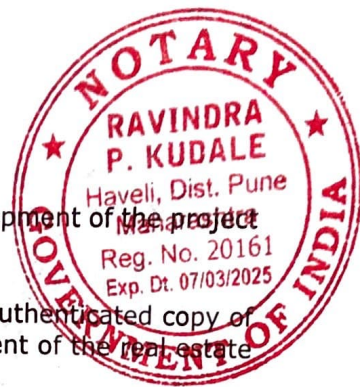
6. The promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the 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. The promoter shall take all the pending approvals on time, from the competent authorities.

8. 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. The promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. The promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.
- Deponent



Highpoint Landmark LLP, through its
Authorized signatory, Mr. Sachin Garg

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

Verified by me at Pune on the day Thirteenth of April, 2023.



Deponent

Sachin Garg

Highpoint Landmark LLP, through its
Authorized signatory, **Mr. Sachin Garg**

BEFORE ME
[Signature]
RAVINDRA P. KUDALE
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
Belthika Nagar, Thergaon
Pune - 411 033.

NOTED & REGISTERED
AT SR NO.: *228/2023*
DATE: **19 APR 2023**

