



महाराष्ट्र MAHARASHTRA

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BM 590796

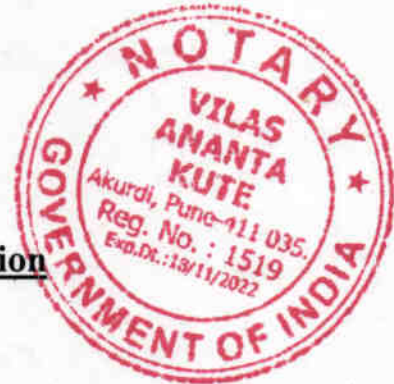
५. कारनामाही जबांणी मुद्रांक खरेदी केला खाती त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे संपत्तीकारक आहे

अनु.क्र. 30244 दि. 9/1/22 मु.शु.रकम. 500  
दस्तावा प्रकार प्रतिज्ञापत्र  
दस्त बांदणी करणार आहेत का ? होय/नाही.  
मिळकतीचे वर्णन  
मुद्रांक विकत घेणाऱ्याचे नांव लोटस प्रॉपर्टीज  
पत्ता प्रानिगडी पुणे  
दुसऱ्या पक्षकाराचे नांव  
हस्ते व्यक्तीचे नांव शुभम सादव  
सौ. व्ही. बी. शिंदे  
परवाना क्र. 2209942  
विवरणवादी, आकुर्डी, पुणे-36  
मुद्रांक विकत घेणाऱ्याची सही

15 JUL 2022  
प्रथम मुद्रांक लिपीकर  
कोषागार पुणे करिता

FORM 'B'

Affidavit cum Declaration



*[Handwritten signature]*

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AKHIL K. SHARMA



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Affidavit cum Declaration of **Mr. Santosh Vithaldas Karnwat, Partner of Lotus Properties** and promoter of the proposed project “**URBAN HOMES B Wing**”;

I, **Mr. Santosh Vithaldas Karnawat, Partner of Lotus Properties**, Age:- 51 Years, Occupation :- Business, Address:- Plot No 329, Lotus Icon, Sec No 27 A, Nigdi, Pune - 411044, promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

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 report of this land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed.
2. We are going to avail a Project Finance on the said Project and we will update the encumbrance details of the same in Agreement to Sale as well as we will update the same with MahaRERA Authority.
3. That the time within which the project shall be completed by me is 31.12.2025.
4. That seventy per cent of the amounts to be realized hereinafter by us 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That we 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 project have been utilised for the project and the withdrawal has followed the proportion to the percentage of completion of the project.
7. That we shall take all the pending approvals on time, from the Competent authorities.
8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



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



**Mr. Santosh Vithaldas Karnawat**  
**Partner of Lotus Properties**  
(Deponent)

**Verification**

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 this 18<sup>th</sup> day of Aug 2022



**Mr. Santosh Vithaldas Karnawat**  
**Partner of Lotus Properties**  
(Deponent)



Noted and Registered  
at Serial Number 4129/2022.

BEFORE ME

**VILAS ANANTA KUTE**  
**NOTARY**  
**UNION OF INDIA**  
Vitthalwadi Akurdi, Pune-35.