

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of **MR.EXPERT HOME CONSTRUCTION LLP THROUGH PARTNER YUVRAJ KONDIBA KAMBLE**, Builder of the proposed project "**SHANTI HEIGHTS**", located at City Survey NO. 2158, area 332 sq.mtrs., situated at Mouje -Ayre , Dombivli (East), PIN 421201, Tal. Kalyan, Dist. Thane.

I, **MR.EXPERT HOME CONSTRUCTION LLP THROUGH PARTNER YUVRAJ KONDIBA KAMBLE** the "**Promoter**" of the said project "**SHANTI HEIGHTS**" do hereby solemnly declare, undertake and state as under:

1. That the "**Promoter**" has a legal title Report of the 'Said Land' on which the development of the 'Said Project' is proposed AND a legally valid authentication of Title of such 'Said Land' along with an authentication copy of Development Agreement between the Original Owner and the 'Promoter' for development of the 'Said Project' is enclosed herewith
2. The Said Land is free from all encumbrances
3. The "**Promoter**" undertakes to complete the project on or before '**31-12-2024**'.
4. For ongoing project on the date of commencement of the Act : That seventy percent of the amounts to be realized hereinafter by the 'promoter' for the 'Said Project' from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a Nationalized Bank to cover the cost of construction & Land cost shall be used for that purpose only.
5. That the amount from the separate account shall be withdrawn in accordance with Rule 5 (as per Real Estate Regulation Act).
6. That the "**Promoter**" shall get the account audited within six months after the end of every financial year by a practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for this particular project have been utilized for this project and the withdrawal has been Compliance with the proportion to the percentage of completion of the 'Said Project'.
7. That the 'partner shall take all pending approvals on time from the competent authorities.
8. That the 'partner 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 the 'partner has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 'partner shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

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

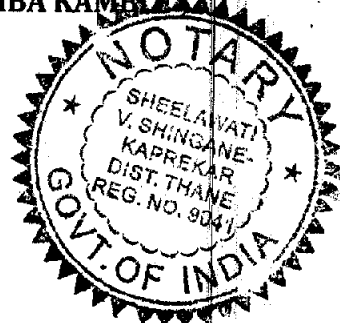
Verified by me at Dombivli on this - 28/02/2022

Attested By

Sheela Shingane Kaprekar
Notary Govt. of India
Dombivli Dist Thane

28 FEB 2022

**MR.EXPERT HOME CONSTRUCTION
LLP THROUGH PARTNER YUVRAJ
KONDIBA KAMBLE**



Identified and Explained by me
PV Yuvraj Kondiba Kamble
Dombivli