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Affidavit cum Declaration I, M/S.KALBHOR AND CHAVAN DEVELOPMENTS, a registered partnership firm, Having its Office at: Vitthalwadi, Akurdi, Pune. Through its Partners-1) Mr. Ganesh Sambhaji Kalbhor, 2) Mr. Chandrakant Bhiku Chavan, Promoter of the proposed project "LAVISH GOLD" situated at S. No. 95, of Ravet, Tal. Haveli, Dist. Pune - 412101, do hereby solemnly declare, undertake and state as under:

(1) That we / I have a legal title report to the land on which the development of the proposed project is to be carried out.

(2) That the project land is free from all encumbrances.

(3) On 30/12/2024 (within 24 months) the project shall be completed by promoter from the date of registration of project.

(4) That seventy per cent of the amounts to be realized hereinafter by 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(5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

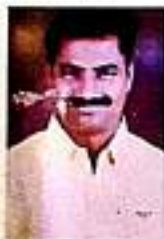
(6) That the promoter shall get the account audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

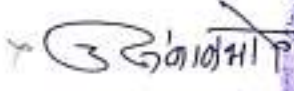
(7) That I / the promoter shall take all the pending approvals on time, from the competent authorities.

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

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



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Deponent



(3)

VERIFICATION

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

Verified by me at Pune on this 14th day of June 2022.



[Handwritten signature in Marathi]
[Handwritten signature]
 Deponent

SIGNED BEFORE ME

[Handwritten signature]
G. S. BANSODE
 ADVOCATE & NOTARY
 GOVT. OF INDIA
 Dattawadi, Akurdi, Pune-35.
 14/6/2022

Noted and Registered at
 Serial Number - 403/2022
 14/6/2022



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