





DECLARATION SUBMITTED BY AN AFFILIATE WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

09 MAR 2022

Affidavit cum Declaration

Affidavit cum Declaration of Dilip Shivanand Kotibhaskar, duly authorized Director of Kotibhaskar Infrastructures & Developers Private Limited & duly authorized by the promoter of proposed project, vide its authorization dated 28.02.2022.

I, Dilip Shivanand Kotibhaskar, duly authorized promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That I have legal title 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.

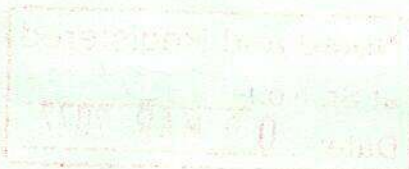
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me is 30.10.2025.

4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I Dilip Shivanand Kotibhaskar, promoter 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 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.

8. That I Dilip Shivanand Kotibhaskar, promoter shall take all the pending approvals on time, from the competent authorities.

9. That I, Dilip Shivanand Kotibhaskar, promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I Dilip Shivanand Kotibhaskar, promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Deponent

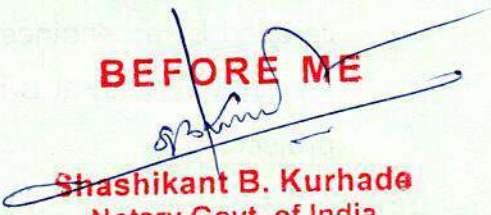
VERIFICATION

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 07.03.2022.


Deponent

BEFORE ME


Shashikant B. Kurhade
Notary Govt. of India



Noted and Registered
at Sr. No. B-859/2022
Date:- 09 MAR 2022