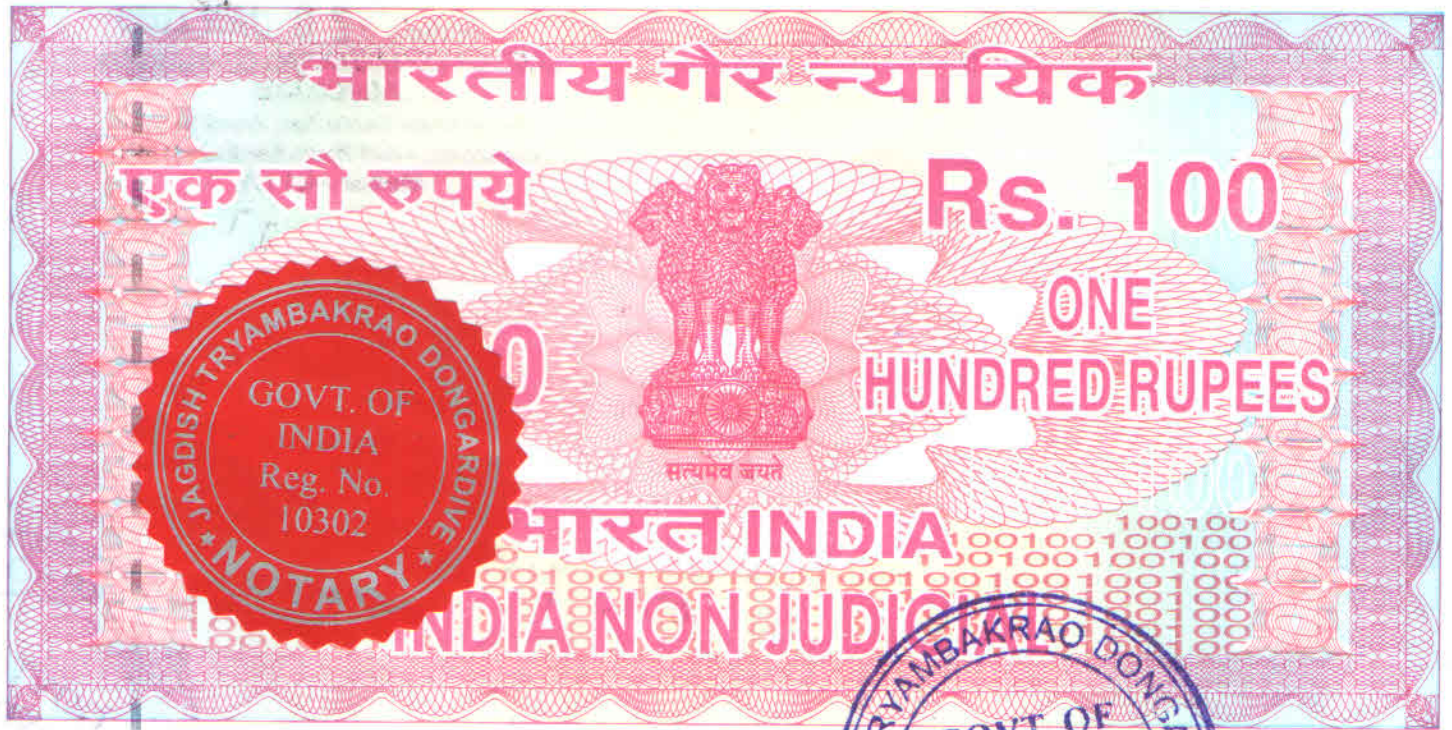




महाराष्ट्र MAHARASHTRA

2022

364A 906308



FORM 'B'
[See rule 3(6)]



9 JAN 2023

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Amitkumar Rander, partner of Rander Bandhu Corporation LLP, promoter of the proposed project "Komal Kounteya CHSL", vide his authorization dated 24/12/2022;

I, Amitkumar Rander, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

I, Komal Kounteya Co-operative Housing Society Limited have a legal title Report to the land on which the development of the proposed project is to be carried out

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.

Amitkumar Rander



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

3. That the time period within which the project shall be completed by promoter 30/06/2026 ;

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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

[Signature]
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 Mumbai on this 20th day of January 2023.

BEFORE ME
[Signature]
JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar
Zopadpatti, Akurli Road, Kandivali (East).
Mumbai - 400101



[Signature]
Deponent

20 JAN 2023