



महाराष्ट्र MAHARASHTRA

2022

17AA 945659



FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

प्रधान मुद्राक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००९

19 JUL 2022

सक्षम अधिकारी

श्री. वि. क. गवई

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Lucrative Trading LLP, through its authorised representative Mr. Ankit R. Sheth, promoter of the proposed project "Gateway Residential" duly authorized by the promoter of the proposed project, vide its/ his/ their authorization dated 11.05.2022.

We, promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title Report to the land on which 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.

as

Contd../2

22 AUG 2022

LUCRATIVE TRADING LLP
220, 7th Floor, Plaza Panchshil,
N. 3, Parkar Marg, Grant Road,
Mumbai - 400007

मुद्रांक विक्रीबाजारात येत वही अन् कसत

दिनांक

22/08/2022 000316

AA/luh
संभावनाधारक मुद्रांक विक्रीबाजी मध्ये

रखवानी क्रमांक : 00000000
मुद्रांक विक्रीचे दिवसाच / पत्ता : सौ. अरुणा अरुण वागडे
१४/बी, गोसावी बाई, खंडेराव चिल्डींग, नळमजला, वी.पी रोड
विरमाव, मुंबई - ४००००४

आवक्याक काढावयाची / न्यायनबाजारात इतिहास मंदर करणेसाठी पुढील
आवक्याक काढावयाची / न्यायन आदेश दि. ०९/०७/२००८ पुढील
आवक्यासाठी यादी मुद्रांक येत वही केल्या यादी न्याय काढण्यासाठी पक्षक आहे
इतिहास मंदर ५, खंडेराव चिल्डींग, मुंबई - ४००००४ आहे



2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter will be on or before 30th September 2027

(a) For new projects:

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised 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.

OR

(ii) That entire of the amounts to be realised 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

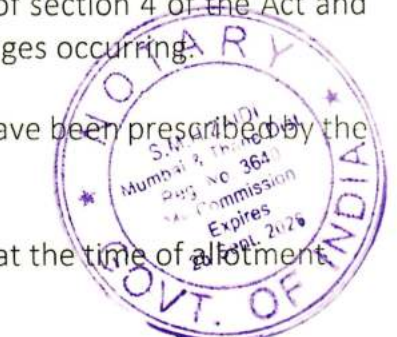
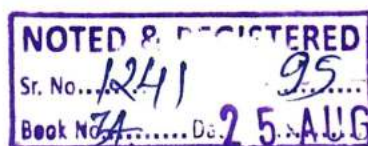
5. That the amounts from the separate account shall be withdrawn in accordance with Rule
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed 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 the promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment.

For Lucrative Trading LLP



Mr. Ankit R. Sheth
Promoter

Date: 22.08.2022
Place: Mumbai



BEFORE ME


S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist.

25 AUG 2022