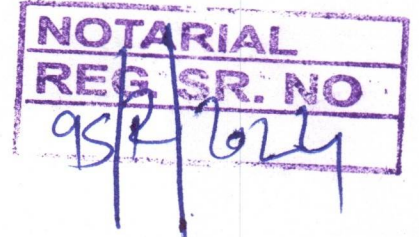
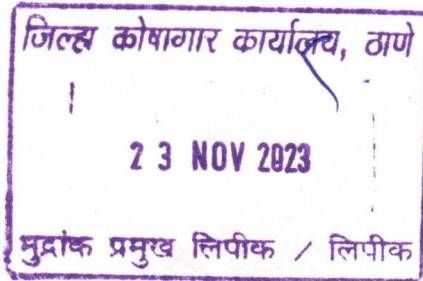




महाराष्ट्र MAHARASHTRA

2023

79AA 762017



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

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Parag Suresh Shah, Managing Partner of M/s Kush Buildcon LLP, Promoter / Developer of the proposed project.

I, Mr. Parag Suresh Shah, promoter / developer of the proposed project / duly authorized by the promoter / developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. Have / has a legal title Report to the land on which the development of the proposed project is to be carried out



जा.पत्र २

28 NOV 2023

पत्राचार क्रमांक .....  
 पत्राचार प्रकार .....  
 पत्राचार दिनांक .....  
 पत्राचार करवापर आदेश क्र. :- .....  
 निदेशाधीन घोषणावत क्रमांक .....  
 मुद्रांक विभाग येथील पत्राचार क्रमांक ..... *Kush buildcon LLP*  
 मुद्राचार पत्राचार क्रमांक .....  
 मुद्राचार प्रकार/पत्राचार क्रमांक/पत्राचार ..... *Rahulandya off*  
 मुद्राचार सही .....  
 मुद्राचार प्रकरणाचा मुद्रांक मिळवण्याची सही (प्रत्येक आदेशासाठी) .....  
 मुद्राचार विभागाचे पत्ता - आदेशावर मुद्रा, सांठी पार्क, मीरा रोड (पूर्व), लोणे.  
 मुद्राचार क्रमांक १२०१०४६



28 NOV 2023

मुद्राचार करेदी केल्यापासून ६ महिन्यात वापरणे बंधक करक आहे

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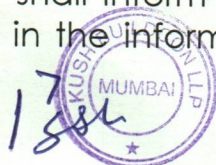
AND

A legally valid authentication of title of such land along with an authenticated copy of the Development Agreement between such owner / society and promoter / developer for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. By 29<sup>th</sup> December, 2024 within which the project shall be completed by promoter / developer from the date of registration;
4. (a) For new projects:  
That seventy per cent of the amounts realised by promoter / developer 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 / developer 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 / developer 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 5
6. That I / the promoter / developer 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 / developer shall take all the pending approvals on time, from the competent authorities.
8. That I/ the promoter / developer 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 / developer have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter / developer shall not discriminate against any allottee at the time of allotment.

Deponent

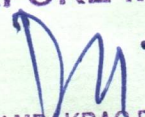
For Kush Buildcon LLP


Managing Partner



BEFORE ME

  
JAGDISH TRYAMBAKRAO DONGARDIVE  
ADVOCATE & NOTARY, (GOVT. OF INDIA)  
Ganesh Chawl Committee, Kranti Nagar,  
Zopadpatti, Akurli Road, Kandivali (East),  
Mumbai - 400 101

- 5 JAN 2024