



90AA 273437



28 DEC 2023

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**

AFFIDAVIT CUM DECLARATION

We, **Skylark Buildspace Private Limited** through its authorised signatory **Jambu Kumar Jain ("Promoter")** of the Real Estate Project named **"Codename Lottery"** do hereby solemnly declare, undertake and state as under:



23 JAN 2024

.....

मिलकडीसे धाडल्यात वर्णन

मुद्रांक विफलता घेणाऱ्याचे नांव व पत्ता 5) 419112 TS41125P

सुसन्धा पक्षकाराखे नांव व पक्षा

हस्ते असह्यास त्याचे नांव/पत्ता.....

नाम पद

परवानाधारक मुद्रांक दिशेच्याची सही (प्रमोद आर. दुबे)

मुद्रांक किल्लीचे पत्ता - अग्नेश्वर कृपा, शांती पार्क, मोरारो रोड (मुद्रांक किल्लीचे पत्ता - अग्नेश्वर कृपा, शांती पार्क, मोरारो रोड)

पत्रांक १२०१०४७

मुद्रांक खरेदी केल्यासून ६ महिन्यात वापरणे बंधकारक आहे.

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1. That Promoter has legal rights of the lands on which the development of the Real Estate Project is proposed and a legally valid authentication of title of such lands for development of the Real Estate Project.
2. The rights of entire Real Estate Project have not been mortgaged.
3. That the time period within which the Real Estate Project shall be completed by the Promoter from the date of registration of the Real Estate Project is 31st December 2031.
4. That the seventy percent of the amounts to be realized by the Promoter from the Real Estate Project from the allottee/s, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 accounts audited within the time prescribed by MahaRERA from time to time 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 Real Estate Project have been utilized for the Real Estate Project and the withdrawal shall be in compliance with proportion to the percentage of completion of the Real Estate 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 has 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 has furnished such other documents as has been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee/s at the time of allotment of any unit, plot or building, as the case may be.



Deponent




For, Skylark Buildspace Private Limited
Through its Authorized Signatory Jambu
Kumar Jain



VERIFICATION

We, **Skylark Buildspace Private Limited** through its authorised signatory **Jambu Kumar Jain** ("Promoter") of the Real Estate Project known as "**Codename Lottery**" do hereby state on solemn affirmation that the contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Mumbai on this 10th day of January, 2024.



For, **Skylark Buildspace Private Limited**
Through its Authorized Signatory **Jambu Kumar Jain**



BEFORE ME

RAGHVENDRA C. DUBEY
(B.A. LL.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
Shanti Seva Sangh, Netaji
90 Feet Road, Sakinaka, Mumbai - 400072.

Reg. No.	02/24
Sr. No.	40/24
Dt.	10/01/2024