



महाराष्ट्र MAHARASHTRA

2024

22AB 668600



[See rule 3(6)]

FORM 'B'

श्रीम. एल. एस. सायदे

प्रधान मुद्रांक कार्यालय, मुंबई
पं.सु. नि. नं. ००००९५
16 AUG 2024
सक्षम अधिकारी

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 - Tower 1" to be constructed on all that piece and parcel of lands admeasuring 1,673.75 sq. mtrs. approximately bearing CTS Nos. 450 Pt., 449Pt., 451, 455/A Pt., 460Pt., 451 Pt., 464/1 Pt., 465/1 Pt., 538/1, 463, 462, 459 & 467/A of Village Owale, District Thane and now within the limits of Thane Municipal Corporation situate at Ghodbunder Road, Thane (West), Thane-400615 do hereby solemnly declare, undertake and state as under:







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 2032.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 Maharashtra 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



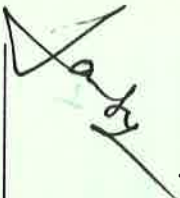
For, Skylark Buildspace Private Limited
Through its Authorized Signatory
Jambu Kumar Jain



VERIFICATION

We, **Skylark Buildspace Private Limited** through its authorised signatory **Jambu Kumar Jain** ("Promoter") of the Real Estate Project known as "**Codename Lottery - Tower 1**" 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 30th day of September, 2024.



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



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

