

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

Affidavit cum Declaration of **M/s. Infinity Associates**, Through its partner, **M/s. Legacy Lifespaces LLP**, Through its partner, **Mr. Roshan Kishanchand Ramnani**, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 10th day of October 2024.

I/We, **M/s. Infinity Associates**, Through its partner, **M/s. Legacy Lifespaces LLP**, Through its partner, **Mr. Roshan Kishanchand Ramnani**, promoter of the proposed project **Legacy Milestone** at **Survey No: 23/1(P), 23/2/1, 23/2/2, 23/5, 23/6/2, 23/6/3, 23/6/4, Punawale, Tal. Mulashi, Dist. Pune - 411033** duly authorized by the promoter of the proposed do hereby solemnly declare, undertake and state as under:

1. That I/We promoter have / has a legal title Report to the land on which the development of the project is proposed.

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.

2. That the project land is free from all encumbrances except, new project finance from **"Aditya Birla Finance Ltd."** vide Mortgage Deed serial no. 22029/2024, dated.13/09/2024, and has no previous encumbrances on the land.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is **31/12/2029**.

4. (a) For new projects :

That seventy per cent of the amounts realized 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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.

Deponent



M/s. Infinity Associates,
Through its partner,
M/s. Legacy Lifespaces LLP,
Through its partner,
Mr. Roshan Kishanchand Ramnani,
Deponent
(Promoter).

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 Pune on this 10th day of October 2024.

Deponent



M/s. Infinity Associates,
Through its partner,
M/s. Legacy Lifespaces LLP,
Through its partner,
Mr. Roshan Kishanchand Ramnani,
Deponent
(Promoter).



BEFORE ME 10/10/2024
Pandurang V. Nimbalkar
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
Kalewadi, Pimpri, Dist. Pune
10 OCT 2024