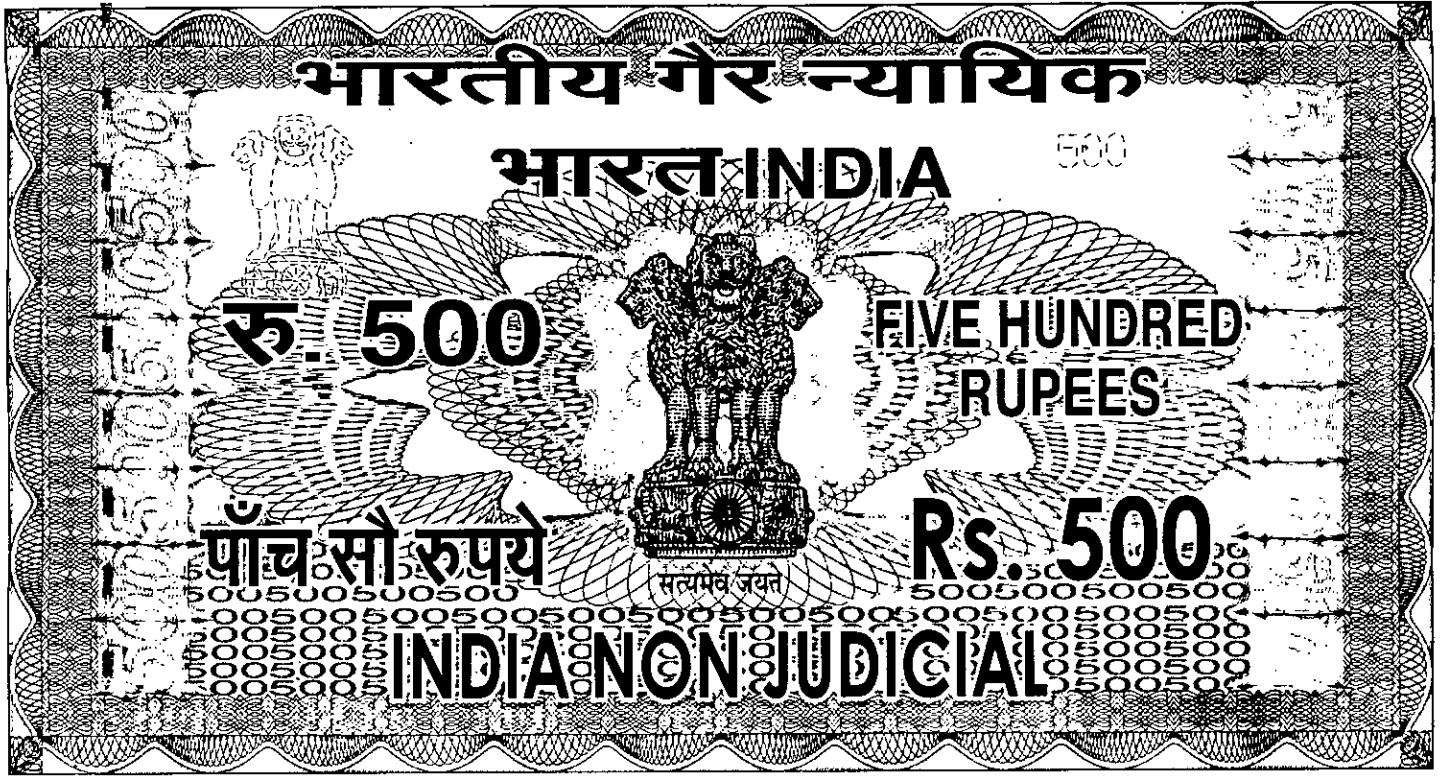




महाराष्ट्र MAHARASHTRA

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CP 320980

6550 1- 2 AUG 2024

Rev. 4. 11. 2024/17

24-7-2024 नाही

पता..... Leavin Developer Prnt. 44
PSC house Prabhat Bel Burn

दुसऱ्या पक्षकाराचे नांव.....

हस्त धरितेचे नांव व पत्ता..... Kishor Nanyim - Pune

सो. आदित्यनाथी, पो. नाही
परधाना क्र. २२०११३३
६५८/ए. डेकन निमखाना
पुणे ४११००४

पदांक विकत घेणाऱ्याची सही



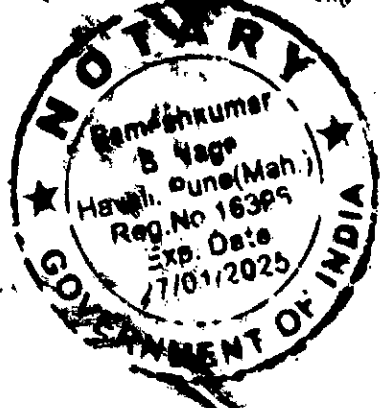
24 JUL 2024

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

ज्या कारणासाठी जमनी मालकीद्वारे कोषागार पुणे करिता
मुद्रांक खर्चा केल्यासून ६ वर्षांपासून कोषागार पुणे करिता
पुणे कोषागार पुणे करिता

FORM 'B'

Affidavit cum Declaration

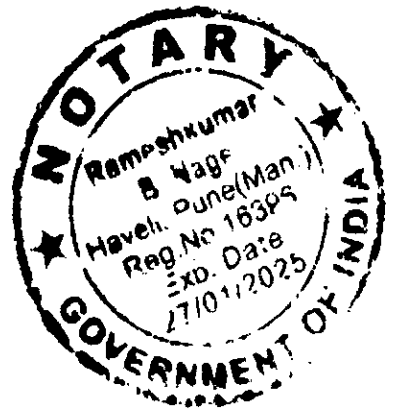


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005



FORM 'B'



Affidavit cum Declaration

Affidavit cum Declaration of M/s. Lavim Developers Pvt Ltd promoter of the proposed project "FOREST TRAILS ATHAHSRI B3" duly authorization dated 28/09/2022

1. That I have legal title Report to the land on which the development of the project is proposed

OR

 have/has a legal title Report to the land on which the 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.

2. That the project land is situated at Survey No CTS No 16/1/1 and others Village Bhugaon, Taluka – Mulshi, District – Pune 411023 is free from all encumbrances except those declared in Title Report.

OR

~~That details of encumbrances~~ ~~including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the project shall be completed by me up to 30/09/2029
4. (a) For new projects:
That seventy per cent of the amounts realised 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.

~~(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 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~~

[Handwritten signature]

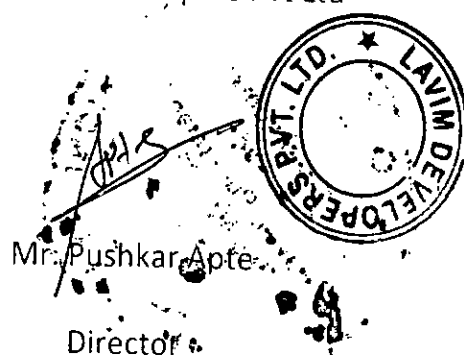
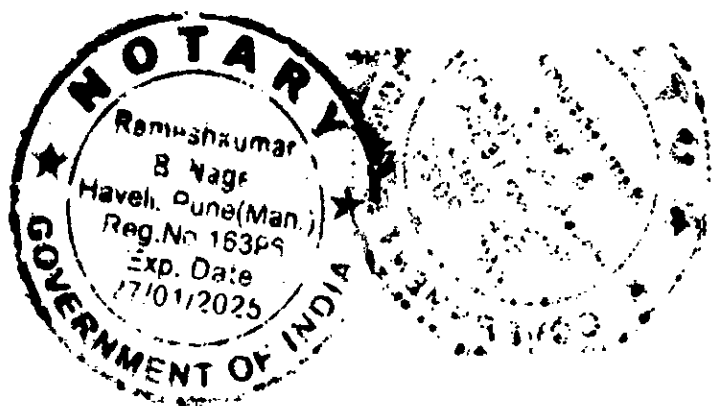
to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

~~(ii) That entire of the amounts to be realised hereinafter by 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, 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For M/s. Lavim Developers Pvt Ltd



Verification

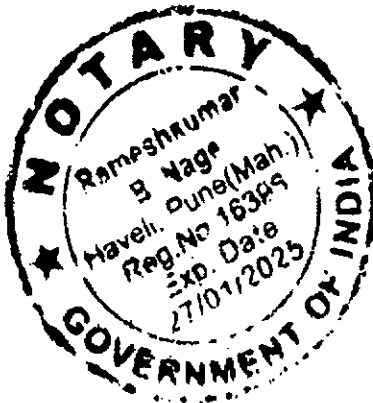
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Pune on this 12th August 2024

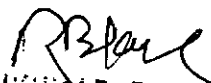
For M/s. Lavim Developers Pvt Ltd


Mr. Pushkar Apte

Director



BEFORE ME


RAMESHKUMAR. B. NAGE
Notary Govt. of India

Noted and Registered
at Sr. No. 9929/11224
Date:- 12 AUG 2024

