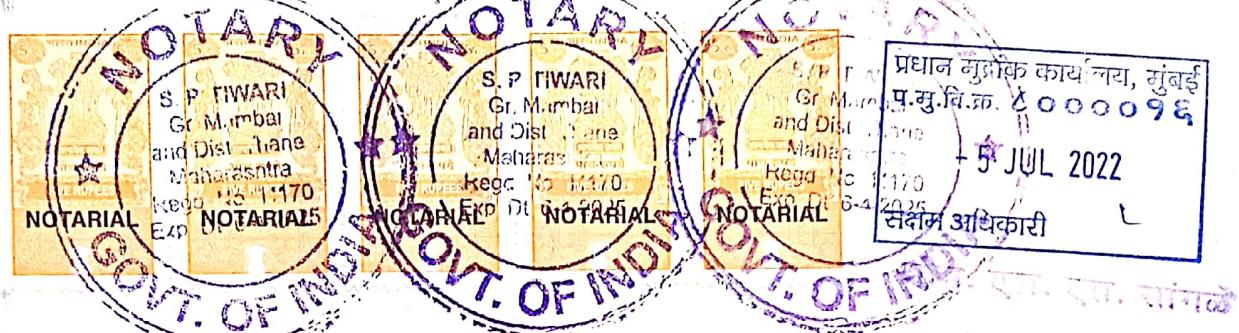


महाराष्ट्र MAHARASHTRA

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19AA 531918



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. Kavita Dimension LLP through its Partner Mr. Jayantilal Lunkad promoter of the proposed project / duly authorized by the promoter of the proposed project, vide their authorization dated 28th January 2023.

We M/s. Kavita Dimension LLP, promoter of the proposed project known as ARAIA bearing C.S. No. 4 of Tardeo Division situated at 66-78 Naushir Bharucha Marg, Grant Road (W), Mumbai - 400007 / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. ★ That we have a legal title Report to the land on which the development of the 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 free from all encumbrances.
3. That the project shall be completed by me/promoter on or before 31st December 2027;
4. 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 we the promoter shall take all the pending approvals on time, from the competent authorities.
8. That we 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 we the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For KAVITA DIMENSION LLP


Designated Partner

Deponent

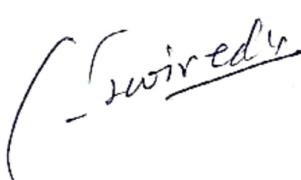
Verification

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

For KAVITA DIMENSION LLP


Designated Partner

Deponent

I do


Adv. V. S. Dwivedi

B.A. LL.B.

Advocate High Court

Archies, Shop No.06, Sitaram Bldg., Opp. Prakashgad,
AK Marg, Bandra (East) Mumbai 400051



BEFORE ME


S. P. TIWARI
B.A., LL.B.
NOTARY
Maharashtra
(Govt. of India)

123 FEB 2023