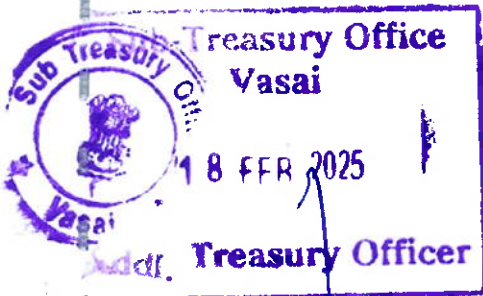




महाराष्ट्र MARASHTRA

2024

DB 841563



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 KHUSHI SPACES LLP promoter of the proposed project / duly authorized by the promoter of the proposed project AVYUKTA MEGHA, Located at CTS NO. 494, 494/1 to 8, 495, 495/1, CARTER ROAD NO.9, BORIVALI (EAST), MUMBAI - 400066 vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

**M/S. KHUSHI SPACES LLP.**

R. S. Jain

Partner

20 FEB 2025

118178

20/02/25



खोडपत्र-२/Annexure-2

१. मुद्रांक विक्री नोंदवही अ. क्र. - १/२०२५  
(Serial No./Date)

२. दस्त्याचा प्रकार  
(Nature of document)

३. दस्त नोंदणी करणारा व्यक्ती  
(Whether it is to be registered)

४. ठिकाण/वस्तुचे वर्णन  
(Property Description in brief)

५. मुद्रांक विक्री घेणाऱ्याचा नाव  
(Stamp Purchaser's Name)

६. हस्तांतरणार्थ  
(If through, name, Address)


७. मुद्रांक पक्षकाराचे नाव  
(Name of the Party)

८. मुद्रांक शुल्क रक्कम  
(Stamp Duty Amount)

९. परवानाधारक मुद्रांक विक्रीसाठी आहे  
व परवाना क्रमांक दसेध श्री. जगदिव चिंचोळकर  
मुद्रांक विक्रीचे ठिकाण/पत्ता १२०२०२०, नालासांपारा  
(ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्याची स्पष्ट कारणे/साठी  
मुद्रांक खरेदी केल्याबाबत ६ महिन्यात वापरणे बंधनकारक आहे.)

khushi spaces LLP





1. That I / promoter have / has a 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 free from all encumbrances.

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 time period within which the project shall be completed by me/promoter from the date of registration 31/12/2028.

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 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.

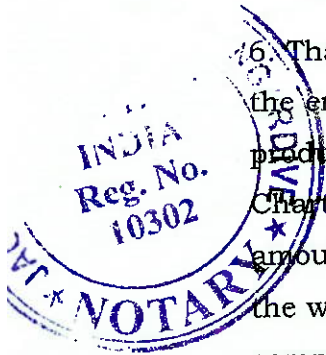
**M/S. KHUSHI SPACES LLP.**

*R. D. Jain*

**Partner**

DISI TRIAMBAKRAC  
GOL





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.

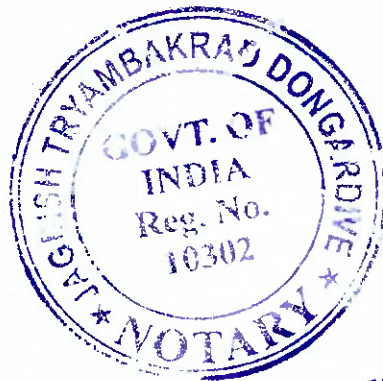
9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

**For M/s. Khushi Spaces LLP**

R. D. D. N

**Partner**



**ATTESTED BY ME**

**JAGDISH TRYAMBAKRAO DONGARDIVE**  
Advocate High Court & Notary, (Govt of India)  
Rahul Chawl Committee, Kranti Nagar,  
Akurli Road, Kandivali (East),  
Mumbai-400 101.

**14 APR 2025**