

Verification

भारतीय गैर न्यायिक  
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

एक सौ रुपये Rs. 100  
Verified by me at Mumbai on this \_\_\_\_\_ November of 2020.



महाराष्ट्र MAHARASHTRA

2020

WU 488720



प्रधान मुद्रांक कार्यालय, मुंबई  
प. मु. वि. क्र. ८०००००४  
10 NOV 2020  
सक्षम अधिकारी

श्री. दि. क गवा

FORM 'B'

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 **Mr. MAHESH LIRA VERAT** Director of M/s Gurukrupa Realcon Developers Private Limited and promoter of the project "**GURUKRUPA GANGAV**" Situated at CTS No. 5740 (pt.), Bldg No. 141, vide his authorization dated 20<sup>th</sup> November, 2020;

FOR GURUKRUPA REALCON DEVELOPERS PRIVATE LIMITED

DIRECTOR

I, **Mr. MAHESH LIRA VERAT** director of M/s Gurukrupa Realcon Developers Private Limited and promoter of the project "**GURUKRUPA GANGAV**" Situated at CTS No. 5740 (pt.), Bldg No. 141 do hereby solemnly declare, undertake and state as under:

1. That I/ Promoter has a legal title Report to the land on which the Re-development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **31/12/2023**
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/the promoter shall take all the pending approvals on time, from the competent authorities.
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  
FOR GURUKRUPA REALCON DEVELOPERS PRIVATE LIMITED

  
DIRECTOR

**Verification**

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

Verified by me at Mumbai on this 20<sup>th</sup> November of 2020.



Deponent



BEFORE ME  
*Ganesh B. Desai*  
**GANESH B. DESAI**  
B.Com.,LL.B  
Advocate High Court & Notary  
MUMBAI  
MAHARASHTRA  
GOVT. OF INDIA

Regd. Sr. No. 3547/20  
Date **21** NOV 2020