



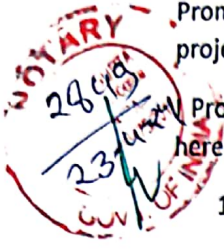
FORM - 'B'

[ See rule 3(4) ]

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. SHUBHAMLAXMI CREATIVE BUILDCON PRIVATE LIMITED Promoter of the proposed project "URBAN STREET" duly authorized by the promoter of the proposed project "URBAN STREET", vide its/his/their authorization;



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

1. M/s. SHUBHAMLAXMI CREATIVE BUILDCON PRIVATE LIMITED have / has a legal title to the land on which the development of the proposed project is to be carried out for development of the real estate project is enclosed herewith.
2. That, the said land is free form all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is 29.12.2028;
4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project form the allottees, from time to, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and land cost and shall be used only for the purpose.
5. That, the amount from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 withdrawal 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 / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in Practice and shall produce a statement of accounts duly certified and signed by such 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 / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

PUSHPA GUPTA  
Advocate  
PUBLIC NOTARY  
District-MAHARASHTRA  
MUMBAI

The Content of the Affidavit Documents Read over and identified by me on this date at my office & charged fees

I, the deponent above, do here by verify the contents of my above affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at on this day of 23<sup>rd</sup> April 2024.

Deponent

(Anuj Agarwal)

Verification

I Know Sign Smt. ...  
He/She Has Signed before me

Signature

Deponent

(Anuj Agarwal)