



THE COSMOS CO-OP BANK LTD
KARELIBAUG
VADODARA - 7
GUJ/SOS/AUTH/AV/105/2006



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Rs.0000300/-PB5735

STAMP DUTY GUJARAT

No.	125
Date	5/1/2020

Affidavit cum Declaration for Form B

Affidavit cum Declaration of Mr. **MANAN SHAH** (working partner of LAXMI ENTERPRISE promoter of the proposed project / duly authorized by the promoter' of the proposed project. vide its/his/their authorization dated 09/11/2017.

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

1. That promoter has a legal title to the land on which the development of the project is proposed.

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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **31.03.2021**.
4. That seventy percent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

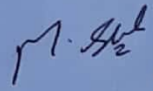
Verification

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

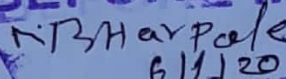
Verified by me at Vadodra on this day of 05 Jan. 2020



For, **LAXMI ENTERPRISE**


Partner
(Manan Shah)



BEFORE ME

6/1/20
NIRMALA B. HARPALE
NOTARY