

महा... MAHARASHTRA ◐ 2023 ◐ 89AA 462540



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८०००९९
19 DEC 2023
सक्षम अधिकारी

Reg. No.: A-9
Serial No.: 41
Date: 09/01/24

श्रीमती सुषमा चव्हाण

FORM 'B'
[Rule 3(6) of Rules]

Affidavit cum Declaration

Affidavit cum Declaration of Mr.Narendra Lodha, Authorised Signatory, of Agile Real Estate Private Limited (**"Promoter"**) of the real estate project known as **"Primera" ("Project"),** situated at land bearing NEW S.NO. 19/1B, 19/2, 19/3, 19/4, 19/5, 19/6(pt.), 19/7, 19/9 to 19/12, 19/13/A, 19/13/B, 19/14, 19/15, 19/16A, 19/16B, 19/17 to 19/19, 19/20/A, 19/20/B, 19/21, 19/22, 19/24, 19/25/A, 19/25/B, 19/26, 19/27/A, 19/27/B, 19/28, 19/34/B, 19/34/C, 19/35, 19/36, 19/39/A, 19/39/B, 19/41/A, 19/41/B, 19/44, 19/46, 20/1 to 20/3, 80/2/B, 80/2/C, 82, 83/2/B/2, 83/4/1/B, 83/4/2/A, 83/4/2B, 83/6/B, 83/7/A, 83/7/B, 83/7/C, 83/11/B, 83/12, 85/3, 85/4, 86/1/B, 86/2/B, 86/3/B, 87/1/C & 81 Of Village Balkum, Thane (W).

-3 JAN 2024 02855

जोडपत्र-१ / Annexure - I

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

१ मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक

२. मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही

३. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

परवाना क्रमांक ८०००११

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. कांचन हर्षद बोंगाळे

गाळा नं. २, बिल्डींग नं. ४, कोलगेट मैदानासमोर,

आईबाबा मंदिराजवळ, खेरनगर, बांद्रा (पूर्व), मुंबई - ४०० ०५१

शासकीय कार्यालयासमोर / न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी

मुद्रांक [illegible] आवश्यकता नाही, (शासन आदेश दि. ०१/०७/२००२

या कारणासाठी ज्यांनी मुद्रांक शुल्क खरेदी केला त्यांनी त्याच कारणा[illegible]

[illegible] खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

दूरध्वनी क्र. 7208510509

-3 JAN 2024

AGILE REAL ESTATE PRIVATE LIMITED
101, Kalpataru Synergy, Opp. Grand Hyatt,
Santacruz (E), Mumbai - 400 055.

NOTARY
TRIBHUWANNATH SHA...
Andheri East, M...
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admeasuring 9,880 sq. mtrs. or thereabouts situate at Village Penkarpada (earlier Village Mira), Taluka and District Thane, duly authorised vide Resolution dated 5th December, 2018.

I, Mr. Narendra Lodha, Authorised Signatory, duly authorised by the Promoter of the Project do hereby solemnly declare, undertake and state as under:

1) The Promoter has a legal title report to the land on which the development of the Project is presently being carried out.

2) The details of the encumbrances including the dues and litigation, details of any rights, title, interest or name of any party in or over such land, has been provided in the Encumbrance Certificate/Title Certificate.

3) That the time period within which the Project shall be completed from the date of registration of the Project shall be 31st December 2029.

4) That seventy per cent of the amounts to be realised by Promoter for the real estate project from the Allottee/s, 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 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 the 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 the Promoter shall take all the pending approvals on time, from the competent authorities.

8) That 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 the Rules, within seven days of the said changes occurring.

9) That the Promoter has furnished such other documents and information/disclosures as have been prescribed by the rules and regulations made under the Act on the website at the time of registration.

10) That the Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Authorised Signatory of
Agile Real Estate Private Limited

Verification

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

Verified by me at Mumbai on this _____ day of January, 2024.

Deponent

Authorised Signatory of
Agile Real Estate Private Limited

BEFORE ME

TRIBHUWANNATH SHARMA
M.A., Literature (English), LL.B. (Bom)
ADVOCATE & NOTARY, GOVT. OF INDIA
Regn. NO. 15545