DECLARATION

I, Shri. Mokshay Pradeep Sadhwani, Partner in SQYLINES Builders LLP having Address of SQYLINES Builders LLP, having Address at at Survey No. 33/1/F, Nr. Pawan Atharva Phase 1 Bldg, Gandhare Road, Kolivali Village Kalyan (W) – 421 301 Dist. Thane state- Maharashtra do hereby state and declare as under:

1. That SQYLINES Builders LLP are having the Development Rights of the properties situated on 'Nirvana Gardens Phase II, Wing B known as IRIS'' on Survey. Nos. 33/1/F, 33/1/D, 33/1/L, 33/1/K/3, 33/1/N, 33/1/K/1, 33/1/B, 33/1/E, 33/1/A, 33/1/H, 33/1/K/2, admeasuring 9820 sq. mtrs, and absolute owner of the property situated on Survey No. 33/1/M admeasuring 1000 sq. mtrs situated at Village Kolivali, Taluka – Kalyan, Dist. Thane situated within the Minicipal limits of Kalyan Dombivali Municipal Corporation The portion of land admeasuring 522 sq.mtrs is effected by 15 Mtrs. development plan road widening which will be handed over to Kalyan Dombivali Municipal Corporation, the portion of land area admeasuring 1695 sq. mtrs. is reserved for School and the portion of land area admeasuring 2168 sq. mtrs. (30% land usable) is reserved for garden . Thus the land admeasuring 7009 sq. mtrs. is available for actual development situated at Village Kolilvali, Taluka- Kalyan, Dist. Thane situated within the Municipal limits of Kalyan Dombivali Municipal Corporation.

2. The legal title certificate dated 18th march 2024 was issued by Adv. Drupad Patil. The copy of the same is uploaded on the RERA website.
3. That the said land is free from all encumbrances.
4. That the proposed time period of the above mentioned project within which the project shall be completed by me is 31st march 2029.

The entire project will be completed in phased manner, the details of buildings as per the latest sanctioned plan is as under;

Sr. No.	Wings	Building Name	Phase	Floors
1	A	IVANA	I	G + 29 (Approved) (G+30 future expansion)
2	B	IRIS	II	G + 2 (Approved) Residential cum Commercial (G+30 Future Expansion against TDR/ Premium/ ancillary.)
3	C	IVY	III	G+7 (Approved) MAHADA.(G+30 Future expansion through amalgamation of adjoining lands)

5. That seventy percent of the amounts realized by me / promoter for the real estate projects 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.

6. 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.

7. 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 portion to the completion of the project.

8. That I 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.

9. That I shall take all the pending approvals on time, from the competent authorities.
10. That I have furnished such other documents as have been prescribed by the rules and regulations made under the act.
11. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on my grounds.

Signed on this 21st day of March, 2024.

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 at Ulhasnagar on 21st day of March 2024.

Deponent.

SQYLINES BUILDERS LLP