भारतीय गैर न्यायिक

भारत INDIA

500 FIVE HUNDRED RUPEES

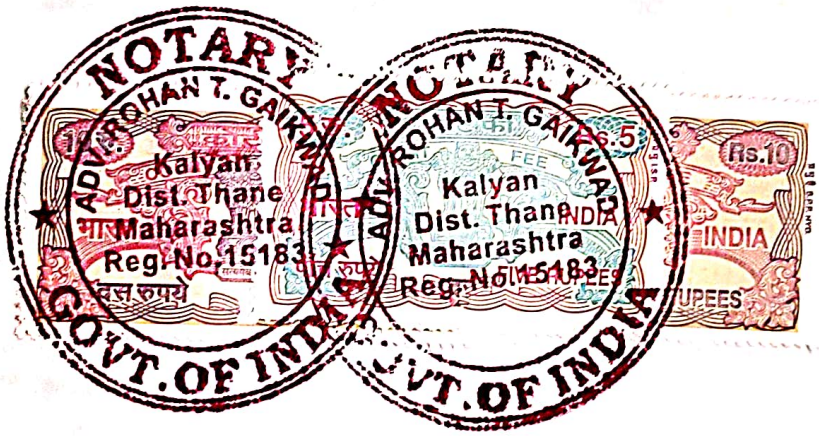
रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

NOTARY ADV. ROHAN T. GAIKWAD Kalyan Dist. Thane Maharashtra Reg. No. 15183 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ DM 298585



उप कोषागार अधिकारी कल्याण

22 AUG 2025

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 1) Mokshay Pradeep Sadhwani, Partner of Sqyline Buiders LLP 2) Anusuya Mohan Bhoir 3) Shobha Ashok Jhadav 4) Chandrashekhar Damodar Bhide 5) Priyanka Chandra Shekhar Bhide and 6) Deepika Chandrashekhar Bhide (After marriage alias Deepika Yati Bhagwat), through POA dt. 23/05/2023 in favor of Sqyline Builders LLP Authorising Mokshay Pradeep Sadhwani Partner of **SQYLINES BUILDERS LLP**, in respect of the Project **Nirvana Gardens Phase 2 Wing B Iris**, on plot bearing Survey No. 33/1/A, 33/1/B, 33/1/C/1 (also written as 33/1/K/1), 33/1/C/2 (also written as 33/1/K/2), 33/1/C/3 (also written as 33/1/K/3), 33/1/D, 33/1/F, 33/1/H, 33/1/E, 33/1/L, 33/1/M, 33/1/N, 34/6

(ROHAN T. GAIKWAD)

Declare that:

1. That we, have 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 purchase agreement between previous owner of the land and conveyance deed in accordance.

2. That there are NO financial encumbrances on project land and with regard to legal encumbrances there are no cases pending in any court of law.

3. That the project shall be completed by us by 30th July 2028.

4. (a) For new projects:

   That seventy per cent of the amounts to be realised hereinafter 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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.

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 these rules, within seven days of the said changes occurring.

9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That 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 Promoter

Deponent for Landowners

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 on this day of

28 AUG 2025

SIGNED BEFORE ME
ROHAN T. GAIKWAD
B.L.S., LL.B.
ADVOCATE & NOTARY
Government of India
Kalyan, Dist. Thane.
Reg. No. 15183
Regd. at Sr.No. 8444 of 2025

Deponent