





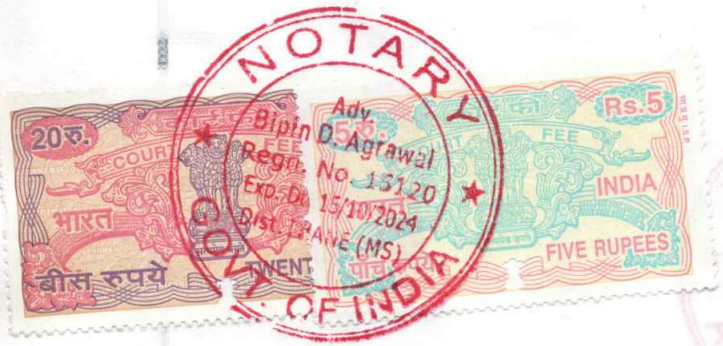



FORM 'B' [See rule 3(6)]

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 **PRAMUKH DEVELOPERS** through its partner **MR. RAHUL CHIMANLAL WAGHELA** the promoter of the proposed project **PATELS PEARL**, vide its/his/their authorization dated 10.02.2024.

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

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

   OR

   Have/has a legal title report to the land on which the development of the proposed project is to be carried out

   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 project land is free from all encumbrances

   OR

   That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details

3. That the time period within which the project shall be completed by me / promoter from the date of registration of project shall be 31.10.2026.

4. (a) For new projects:

   That seventy per cent of the amounts realised by me/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.

   (b) For ongoing project on the date of commencement of the Act.

   (i)That seventy per cent of the amounts to be realised hereinafter by me / 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.

   OR

   ii) That entire of the amounts to be realised herein after by me / 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 shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 I / 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.

8. That I / the promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / 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.

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

11. That I / the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

NOTARY Adv. Bipin D. Agrawal Regn. No. 15120 Exp. Dt. 15/10/2024 Dist. THANE (MS) GOVT. OF INDIA

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 on this 03rd day of June 2024.

NOTARY Adv. Bipin D. Agrawal Regn. No. 15120 Exp. Dt. 15/10/2024 Dist. THANE (MS) GOVT. OF INDIA

BEFORE ME
03/06/2024
Adv. Bipin D. Agrawal
Notary Govt. of India
Regd. No. 15120, Dist. Thane (MS)
Noted & Registered
Page No. ...11M... S. N 138/24

PRAMUKH DEVELOPERS
PARTNER
Deponent