PEARL CORPORATES
builders & developers

To,

Maha RERA Authority,

6th floor, Housefin Bhavan,

Plot No C-21, E Block,BKC,

Bandra (E), Mumbai:-400051

Date :12th March, 2024

Subject:- Deviation Report on Allotment letter for the project named PEARL GALAXY with bearing Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation..

Dear Sir,

This is to inform you that There are No deviations from the model form of Allotment letter as per Maharera Rule.

For PEARL CORPORATES

For PEARL COPORATES

PARTNER

PROMOTER

PEARL CORPORATES

Swami Samartha Compound, Next To Reebok Showroom, Near Majiwada Junction, Nasik Highway Road, Thane (W.) 400 601.
Tel - 022 25349944, 25349955. Email.: pearl.corps@gmail.com

PEARL CORPORATES
builders & developers

TO,

MAHA RERA AUTHORITY,

6TH FLOOR, HOUSEFIN BHAVAN,

PLOT NO C-21, E BLOCK, BKC,

BANDRA EAST, MUMBAI-400051

DATE:12th March, 2024

Subject: No encumbrance self-declaration for the project named PEARL GALAXY with bearing Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation.

PEARL CORPORATES HAVING ITS REGISTERED OFFICE AT First Floor, Swami Samarth Compound, Near Reebok Showroom, Majiwada, Thane (W) HAS LEGAL TITLE TO THE LAND with bearing Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation ON WHICH THE DEVELOPMENT OF THE PROPOSED PROJECT IS TO BE CARRIED OUT.

THE SAID LAND DOES NOT HAVE ANY FINANCIAL ENCUMBRANCE OR ANY CHARGES, MORTGAGES. We are free from any sort of financial encumbrance on which the development of the proposed project is to be carried out. We also have legally valid authentication of the title of the said land for which the authenticated copy is enclosed herewith.

WE HEREBY DECLARE THAT ABOVE UNDERTAKING IS TRUE & CORRECT

FOR PEARL CORPORATES

For PEARL CORPORATES

Authorised signatory

PARTNER

PEARL CORPORATES

Swami Samartha Compound, Next To Reebok Showroom, Near Majiwada Junction, Nasik Highway Road, Thane (W.) 400 601.
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PEARL CORPORATES
builders & developers

TO,

MAHA RERA AUTHORITY,

6TH FLOOR, HOUSEFIN BHAVAN,

PLOT NO C-21, E BLOCK, BKC,

BANDRA EAST, MUMBAI-400051

Date:12th March, 2024

SUBJECT : - Cersai declaration for the project named PEARL GALAXY with bearing Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation.

Dear sir/madam,

This is to inform you that we have not created any security interest / charges on the said land / project named as project named PEARL GALAXY with bearing Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation.ON WHICH THE DEVELOPMENT OF THE PROPOSED PEARL GALAXY IS TO BE CARRIED OUT.

As per Order no. 26/2021 dated 29/10/2021 we are providing this undertaking and we state the no security interest / charge have been created and therefore nocersai report is required.

We undertake as following:

1. We have proposed to develop 1 building which is havingstilt (part), ground floor (part) plus first to nine upper floors on the land admeasuring 1688.15 sq. meters together with the benefits of the area admeasuring 412 sq. meters affected by roadon Plot Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation.
2. We undertake that the said development is approved by the Assistant Director of Town Planning Office, Thane under No. KDMC/ TPD/ BP/ KD /2012-13/118/344 dated 26.12.2022.
3. We undertake that we have no security interest created on the above mentioned project as of the date of undertaking.
4. We undertake to report creation of any security interest in the above mentioned project as per requirements of Order No. 19/2021 dated 28th July, 2021.

We confirm the above undertaking is true and correct.

Thanking you

ForPearl Corporates
For PEARL CORPORATES
GANESH PATIL

PARTNER

PEARL CORPORATES

PROMOTER

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PEARL CORPORATES
builders & developers

Declaration about commencement certificate

(Format-D)

Date: 12/03/2024

A. Name of the promoter/ organization- Pearl Corporates

B. Name of project with CS/CTS survey no –PEARL GALAXY with bearing Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation.

1. We are aware that as per section 4[2] (c & d) of RERA act 2016, read with Rules and Regulations made there under, a authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority/ Competent Authority.

2. Accordingly We have obtained a layout from the Assistant Director of Town Planning Officefrom the Assistant Director of Town Planning Office, Thane under No. KDMC/ TPD/ BP/ KD /2012-13/118/344 dated 26.12.2022.

3. Also the commencement certificate / Building plans are approved by Collector, Thane under No. Mahasul/K-1/T-7/NAP/Balyani-Kalyan/SR-174/2012 dated 26.02.2013.Further commencement certificate is granted up to stilt (part), ground floor (part) plus first to nine upper floors on the land admeasuring 1688.15 sq. meters together with the benefits of the area admeasuring 412 sq. meters affected by road.

4. Further, commencement certificate/ approvals as and when approved will be uploaded under document section of the project immediately.

(Approved and Valid commencement certificates and sanctioned plans are uploaded under appropriate fields)

For PEARL CORPORATES

Promoter
PARTNER
(Sign and stamp)

PEARL CORPORATES

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PEARL CORPORATES
builders & developers

To,

Maha RERA Authority,

6th floor, Housefin Bhavan,

Plot No C-21, E Block, BKC,

Bandra (E), Mumbai:-400051

Date :12th March, 2024

Subject:- Deviation Report on Agreement for sale for the project named PEARL GALAXY with bearing Survey No. 73 Hissa No. 37K, New Survey No. 73 Hissa No. 37/1 admeasuring 2100 sq. meters within the limits of Kalyan Dombivali Municipal Corporation..

Dear Sir,

This is to inform you that there are No deviations from the model form of Agreement for sale as per MAHARERA Rule no. 10 clause no. 1.

For PEARL CORPORATES
For Pearl Corporates,

PARTNER

PROMOTER

PEARL CORPORATES

Swami Samartha Compound, Next To Reebok Showroom, Near Majiwada Junction, Nasik Highway Road, Thane (W.) 400 601.
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PEARL CORPORATES
builders & developers

ON THE LETTERHEAD OF THE PROMOTER

FORMAT 'A'

DECLARATION ABOUT SEPARATE BANK ACCOUNT FOR REAL ESTATE PROJECTS.

A. Name of the Promoter/ Organisation:Pearl Corporates
Name of the Project: Pearl Galaxy
I/We are aware that as per section 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 promoters are required to open a separately account in a scheduled bank for the purpose of depositing seventy per cent of the amounts realised for the real estate project from the allottees, from time to time.

1. Accordingly, I/ We have a separate bank account for this real estate project/phase of real estate project the particulars whereof are as follows:
Account Name: Pearl Corporates
Account Number 13830200018393
Bank Name: Federal Bank
Branch Name: Thane
IFSC Code: FDRL0001383

2. We hereby confirm that the aforesaid bank account:
   a. Is a separate bank account, exclusively for depositing seventy percent of amounts realized for the real estate projects from the allottees, from time to time;
   b. Is a no-lien account and no loan/ charge /encumbrance can be undertaken against the amounts deposited in this bank account.
   c. The amounts in this separate bank account shall be withdrawn and used in consonance and in compliance with section 4(2)(l)(D) of the Act, Rule 5 of the Rules, Regulation 3 of the Regulations, the orders as well as the circulars of MahaRERA and in compliance of Circular No 39/2021 dated 28.12.2021 read with circular No 39A/2022 dated 17.03.2022;
   d. Shall be audited within six months after end of every financial year and upload on MahaRERA promoter web page the statements of accounts duly certified and signed by a Charatered Accountant in practice.

Date :12th March, 2024

PEARL CORPORATES

PROMOTER
For PEARL CORPORATES

PARTNER
(Sign and Stamp)

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MAHA RERA AUTHORITY,

6TH FLOOR, HOUSEFIN BHAVAN,

PLOT NO C-21, E BLOCK, BKC,

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THE SAID LAND DOES NOT HAVE ANY LEGAL ENCUMBRANCE OR ANY PENDING LITIGATION. We have a legal title to the land on which the development of the proposed project is to be carried out. We also have legally valid authentication of the title of the said land for which the authenticated copy is enclosed herewith.

WE HEREBY DECLARE THAT ABOVE UNDERTAKING IS TRUE & CORRECT

For PEARL CORPORATES

FOR **PEARL CORPORATES**

PARTNER

Authorised signatory

PEARL CORPORATES

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