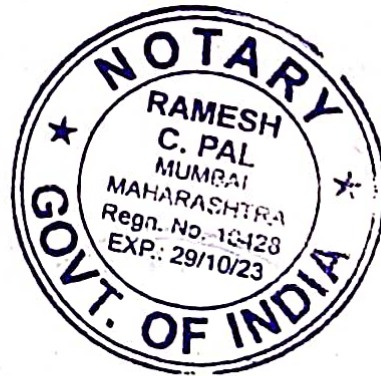
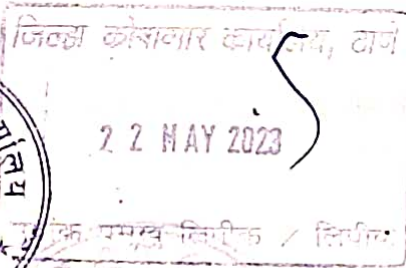




महाराष्ट्र MAHARASHTRA

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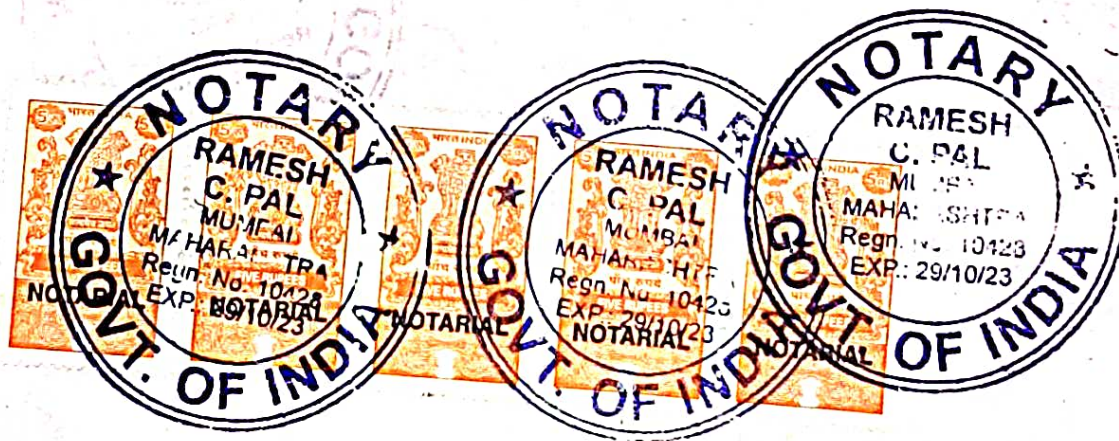
FORM B [Rule3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of project "90 Nirvaana" situated at Cts No. 184 pt, Village Ghatkopar, Mumbai -400075 (the said Property)

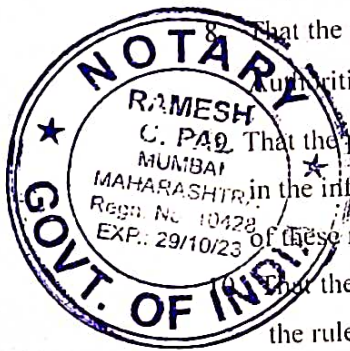


[Handwritten Signature]



We, Pant Nagar Sunshine Co-operative Housing Society Ltd., society of the above mentioned property, do hereby solemnly declare, undertake and state as under:

1. That a legally valid authentication of title of such land along with an authenticated copy of the agreement between US and the promoter for development of the real estate project is enclosed herewith.
2. That the said project land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is 30th June, 2027.
4. That, seventy percent of the amounts realized by me 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 account 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. 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.
10. That the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.



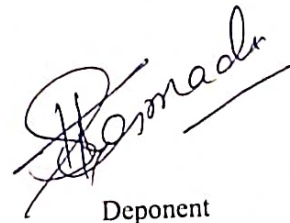
[Signature]
Deponent

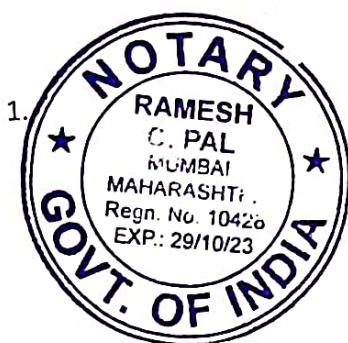


Verification

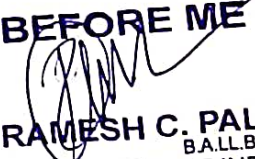
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified on this th 15 day of June, 2023.


Deponent



BEFORE ME


RAMESH C. PAL
B.A.L.L.B.,
NOTARY GOVT. OF INDIA
REG. NO. 10428

16 JUN 2023

NOTED & REGISTERED
Sr. No. 345 Page No. 90.....
Date 16/6/23