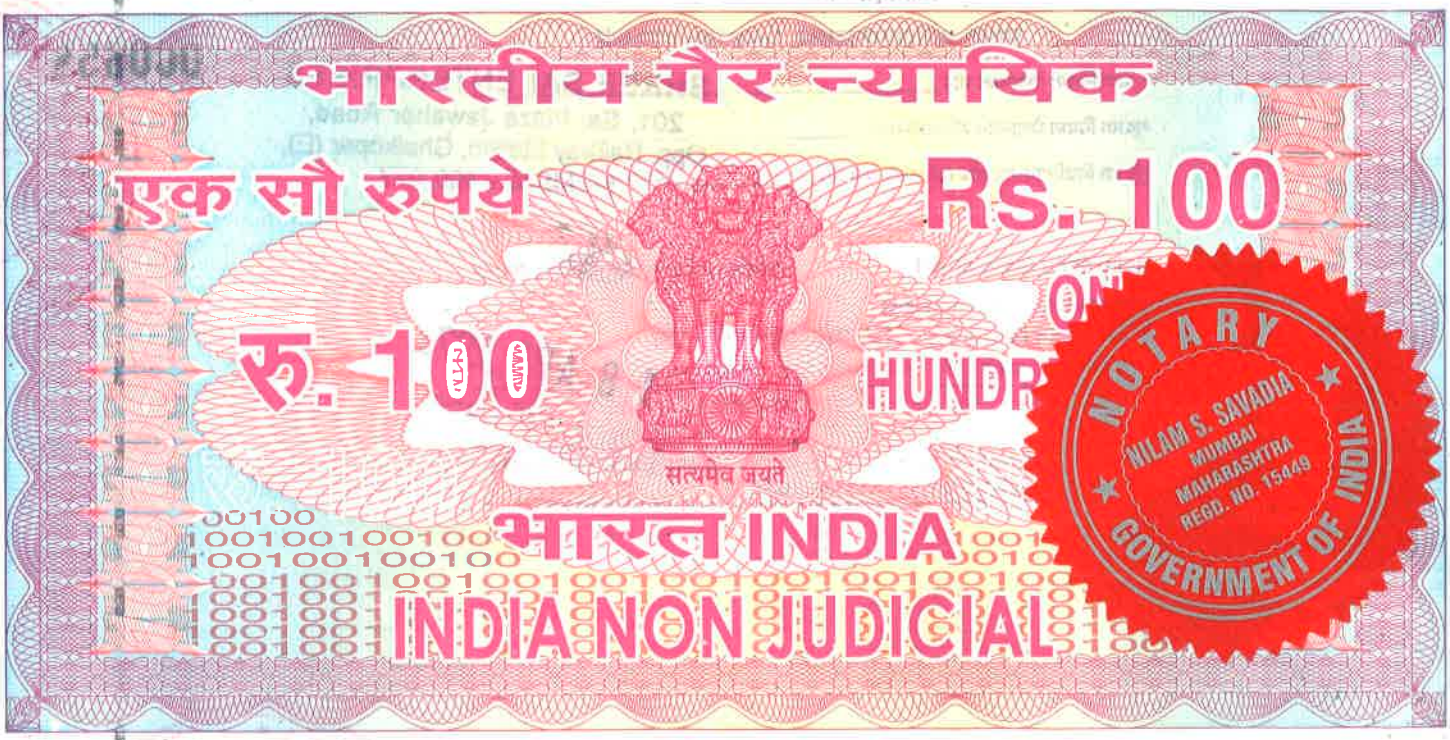


महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 52AA 071207



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८०००००४
13 APR 2023
सक्षम अधिकारी

श्रीमती एल. एस. सांगळे

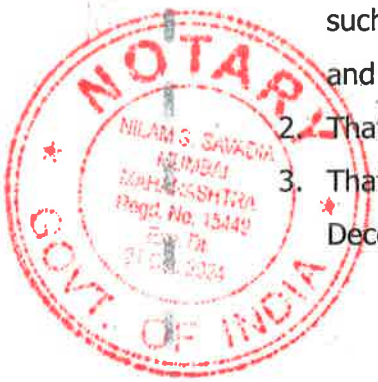
Affidavit cum Declaration

28 JUL 2023

Affidavit-cum-Declaration of Mr. Leebin Sreedharan Muthathyan Promoter of the proposed project "Sai Twin Tower" duly authorized by the promoter of the proposed project.

I, Mr. Leebin Sreedharan Muthathyan 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 to the land on which the development of the project is proposed "Sai Twin Tower" 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is December 2027.



. जोडपत्र - १ Annexure - 1

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

000658

मुद्रांक विकत घेणाऱ्याचे नाव SHREE SAI ENTERPRISES

मुद्रांक विकत घेणाऱ्याचे राहिवाशी पत्ता 201, Sai Plaza Jawahar Road, Opp. Railway Station, Ghatkopar (E), MUMBAI - 400 077

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक _____ दिनांक

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रेत्याची सही

परवाना क्रमांक : ८०००००४

मुद्रांक विक्रीचे ठिकाण/पत्ता : श्री. योगेश जी. दवे

18 APR 2023

18 APR 2023

NOTARY GOVT. OF INDIA

4. That, seventy per cent of the amounts realized 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.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 / promoter 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 27th day of July 2023

Deponent

BEFORE ME

NILAM S. SAVADIA
B.A., LL.B.
REGN. No.15449
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
17/401, Kavita Bldg. 60 Feet Road,
Ghatkopar (E), Mumbai - 400 077

NILAM S. SAVADIA
NOTED & REGISTERED
Sr. No. 1804 Page No. 94
Notary Regd. NO. 22
Date 28 JUL 2023