



महाराष्ट्र MAHARASHTRA

2025

DP 290819



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९५
- 8 APR 2025
सक्षम अधिकारी

श्री. विनायक ब. जाधव

FORM 'B'

[See rule 3(4)]

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 Mr. Yash Poddar, Director of Poddar Realty
India Pvt. Ltd, promoter of the proposed project;



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15 APR 2025

जाडपत्र - 9 Annexure - ,

अतः प्रतिज्ञापनासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता

मुद्रांक विक्रीपासणी येथे मदीं अनु. क्रमांक

PODDAR REALTY INDIA PRIVATE LIMITED
Plot No. 25 Shah Industrial Estate
Opp Anna Temple New Link Road
Andheri (West) Mumbai 400 053

मुद्रांक विकत घेणाऱ्याची सही

परवाना क्रमांक ८००००९५

मुद्रांक विक्रीचे दिवस/वर्षा अथवा कोर्ट वर आधारीत ठरून

एम. एन. कोर्ट, अंधेरी येथे स्टेशनच्या वाजुला, अंधेरी पूर्व, मुंबई

शासकीय कार्यान्वयनाकरिता/न्यायालयासाठी प्रतिज्ञापन सादर करणेसाठी मुद्रांक

कागदाची आवश्यकता नाही. (सुरुन आदेश दि. ०१/०७/२००४) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी

केल्यापासून दमिस्त्यात वापरणे बंधनकारक आहे.



I, Mr. Yash Poddar, Director of Poddar Realty India Pvt. Ltd promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, promoter has a legal title 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.
3. That the time period within which the project shall be completed by me from the date of registration of project is 30th September 2025
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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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 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 /the promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

Harisevak Prajapati
15/4/25
HARISEVAK PRAJAPATI
(B.A. LL.B.)
(Advocate High Court, Mumbai)



Deponent

S.B. Mustari
S. B. MUSTARI
ADVOCATE & NOTARY
GOVT. OF INDIA
No B/4, Sai Dham Hsg. Soc.
Tiwak Nagar, Sakinaka,
Mumbai 400 072



Verification

I, the deponent above, do hereby 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 by me at Mumbai on 15th April 2025.




Deponent

