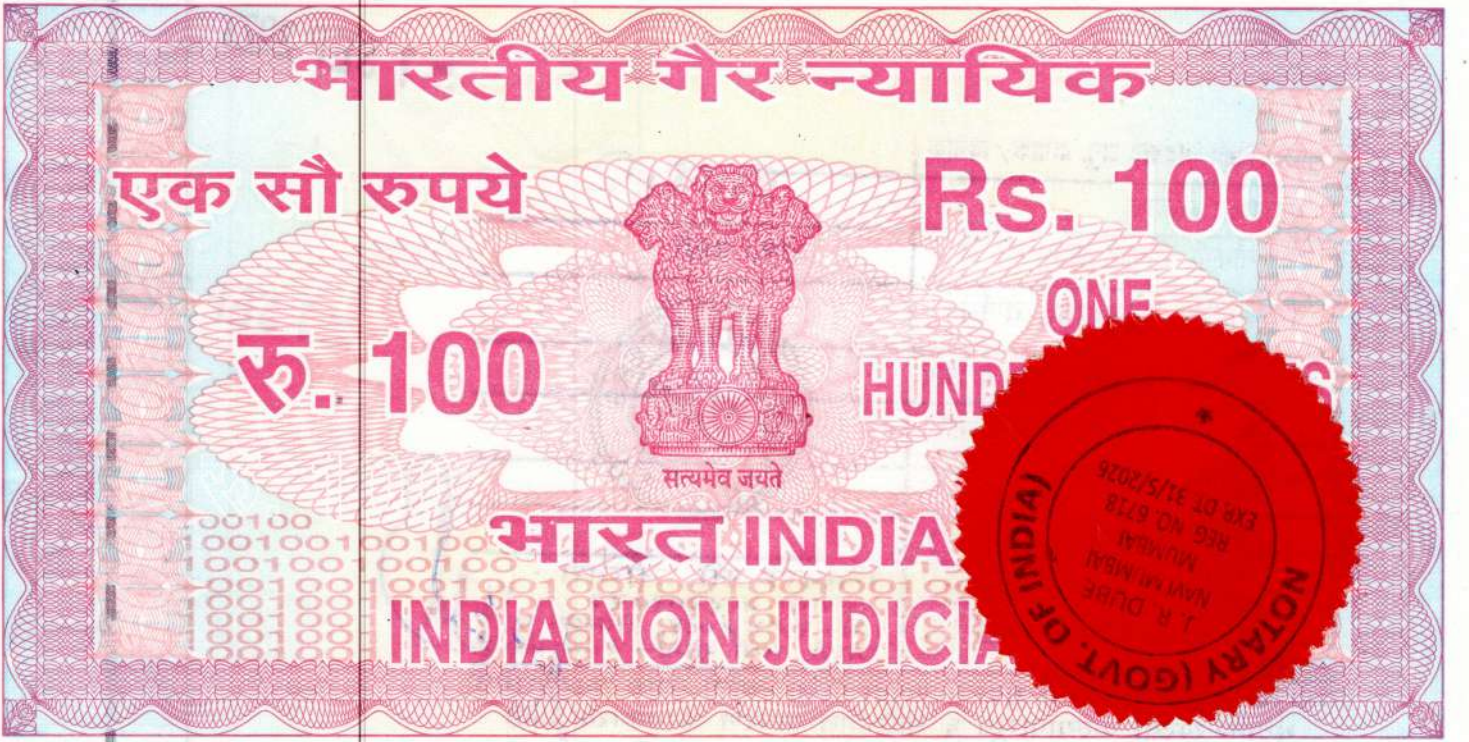




महाराष्ट्र MAHARASHTRA

2023

61AA 201489



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. TEJA KESHA RAVARIYA, aged about 56 years, authorized partner of M/S. PRAGATI DEVELOPERS having its registered office at Office No. 101, 1st floor, J. K. Chambers, Sector - 17, Vashi, Navi Mumbai - 400703, promoter of the proposed project / duly authorized by the promoter of the proposed project known as "PRAGATI PINNACLE";

I, MR. TEJA KESHA RAVARIYA a partner of M/S. PRAGATI DEVELOPERS / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

- 1 SEP 2023

१. मुद्रांक (वर्क) मादवले अनु. क्रमांक/दिनांक

२. दस्तावेज प्रकार

7/5/2

३. दस्त गोदणी करणार आहेत का ?

होय/नाही

४. मिळकतीचे सोडवयात वर्णन

५. मुद्रांक दिकत घेणाऱ्याचे नांव व सही

६. हस्ते असल्यास त्यांचे नाव, पत्ता व सही

७. दुसऱ्या पक्षकाराचे नाव

८. मुद्रांक शुल्क रक्कम



९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रेत्याची ठिकाण/पत्ता

विलास सी. भोजने
परवाना क्र.१२०१०२३
सी-२/४/०:१, सेक्टर-२,
कोशी, नवी मुंबई-४०० ७०३

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे



1. That I/promoter have / has a legal title Report to the land on which the development of the project is proposed **Kannamwar Nagar Salokha Co-operative Housing Society Limited / MHADA** 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.
3. That the time period within which the project shall be completed by me/promoter is **31/12/2026**.
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 shall be withdrawn in accordance with Rule 5.
6. 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.
7. That I/the promoter shall take all the pending approvals on time from the competent authorities.
8. 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.
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, on any grounds

For PRAGATI DEVELOPERS

Tyge Keshav Reddy

Partner

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 by me at Mumbai on this day of September, 2023

For PRAGATI DEVELOPERS

Tyge Keshu Ravling

Partner

Deponent

BEFORE ME

J. R. DUBE

**J. R. DUBE
NOTARY (GOVT. OF INDIA)
MUMBAI - 400 070.**

27 SEP 2023

J. R. DUBE	
NOTED & REGISTERED	
Sr. No. 574	Page No. 101
Notary Regd. No. 02	
Date : 27 SEP 2023	

