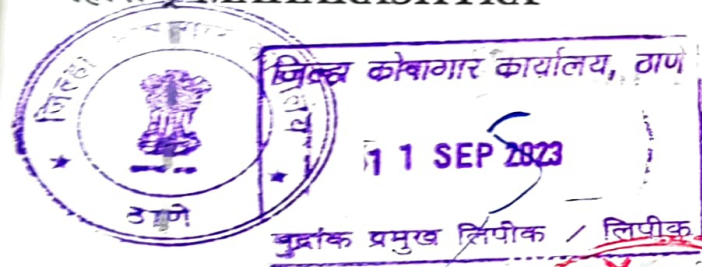




महाराष्ट्र MAHARASHTRA

2023

70AA 053889



FORM 'B'
[See rule 3(6)]

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 PANDURANGWADI LAXMI NIWAS CO-OPERATIVE HOUSING SOCIETY LIMITED, through its constituted Attorney M/S MP SPACE DYNAMICS PRIVATE LIMITED of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

જોડપત્ર-૧ Annexure-I / જોડપત્ર-૨ Annexure-II

सुप्रीम कोर्ट दिल्ली नॉटिस नं. 250433 दिनांक 25/09/2023
 परत येत आहे प्रमाण: **ATI** - 3 OCT 2023
 परत नोंदणी करणार आहे का? होय/नाही
 निदेशावलीचे कोड/व्यास क्रमांक: _____
 सुप्रीम कोर्ट दिल्ली नोंदणीचे नांव: **MP SPACE DYNAMICS PVT LTD.**
 परत येत आहे त्याचे नांव: **102, MULUND RAVI KASH CHSL,**
NAUGHAR ROAD, MULUND EAST,
MUMBAI - 400 081.
 परत येत आहे: _____
 सुप्रीम कोर्ट दिल्ली नोंदणीचे नांव (जोडपत्र-9 बघावे): _____
 सुप्रीम कोर्ट शुल्क 2, ~~रुपये~~ 100/500
 सुप्रीम कोर्ट दिल्ली परत येत आहे. 1/10
 सुप्रीम कोर्ट दिल्ली नोंदणीचे नांव (कायदा नं. 1, 2, 3): **V**
 सुप्रीम कोर्ट दिल्ली दिनांक: **सहायक नोंदणी अधिकारी, ठाणे-800 809.**
 - 3 OCT 2023
 परत येत आहे त्याचे नांव (जोडपत्र-9 बघावे): _____

Mishra

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- 3 OCT 2023

1. PANDURANGWADI LAXMI NIWAS CO-OPERATIVE HOUSING SOCIETY LIMITED.
through its constituted Attorney M/S MP SPACE DYNAMICS PRIVATE LIMITED of
the proposed project / duly authorized by the promoter of the proposed project do
hereby solemnly declare, undertake and state as under:

1. That constituted Attorney to owner have/has a legal title Report to the land on
which the development of the project is proposed

OR

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.

OR

That detail of encumbrances _ including dues and litigation, details of any rights, title,
interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by constituted
Attorney to owner from the date of registration 31/03/2026

4. (a) For new projects :

That seventy per cent of the amounts realised by constituted Attorney to owner 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by constituted
Attorney to owner 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.

OR

(ii) That entire of the amounts to be realised hereinafter by constituted Attorney to
owner 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, since
the estimated receivable of the project is less than the estimated cost of completion of
the project.

5. That the amounts from the separate account shall be withdrawn in accordance with
Rule 5

6. That constituted Attorney to owner 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That constituted Attorney to owner shall take all the pending approvals on time, from the competent authorities.

8. That constituted Attorney to owner 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 constituted Attorney to owner have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That constituted Attorney to owner shall not discriminate against any allottee at the time of allotment.

For,

MP Space Dynamics Private Limited

FOR MP SPACE DYNAMICS PVT. LTD.



DIRECTOR

Manoj Patankar - Director



ATTESTED BY ME

VINAY G. PATIL
Advocate & Notary
No. 3, Shree Ganesh Niwas, Shripad Chawl,
Opp. Mulund Court, J S D. Road,
Mulund (West), Mumbai - 400 080.

10 OCT. 2023