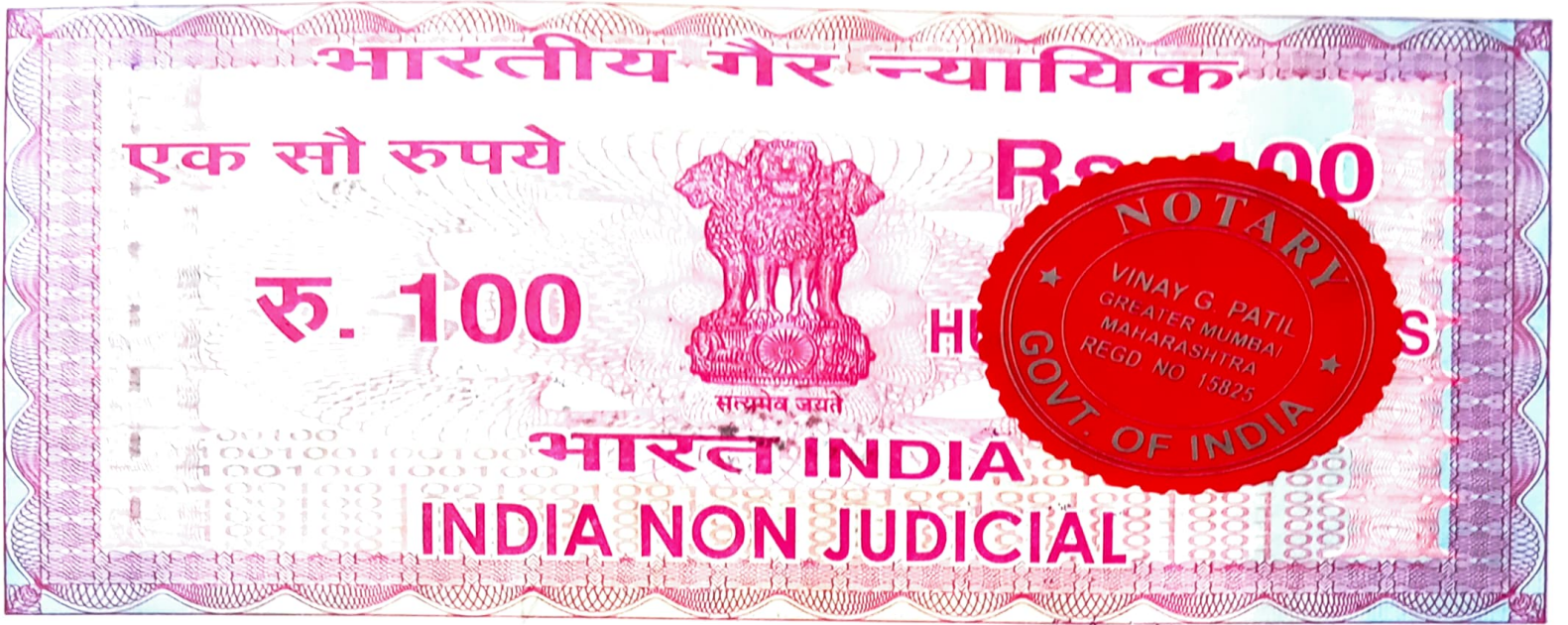




महाराष्ट्र MAHARASHTRA

2023

3 OCT 2023

70AA 053888



जिल्हा कोषागार कार्यालय, ठाणे

11 SEP 2023

धुवार्क प्रमुख लिपीक



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 M/S MP SPACE DYNAMICS PRIVATE LIMITED
promoter of the proposed project PANDURANGWADI LAXMI NIWAS CHSL
duly authorized by the promoter of the proposed project, vide its/his/their
authorization dated

जोडपत्र-१ Annexure-I / जोडपत्र-२ Annexure-II

मुद्रांक दिवरी नोंदवही अ.क. 250432 दिनांक 3 OCT 2023
दस्तावेजाचा प्रकार: AEI
दस्तावेज नोंदणी करणारा आहे का? होय/नाही
जिळकतरीचे थोडक्यात वर्णन: MP SPACE DYNAMICS PVT LTD.
मुद्रांक विकत घेणाऱ्याचे नांव: 102, MULUND RAVI KAILASH CHSL.
हस्तो अक्षत्यास त्याचे नांव: NAYGHAR ROAD, MULUND EAST.
पत्ता व सही: MUMBAI - 400 081.
दुसऱ्या पक्षकाराचे नांव (जोडपत्र-१ तयार करी):
मुद्रांक शुल्क रु. रुपये: १००/५००
मुद्रांक भिक्कता परवाना क्र. १/८८
मुद्रांक विक्रेत्याची सही (काशिनाथ लि. कांबळे): V
मुद्रांक विक्रीचे ठिकाण: तहसिलदार कार्यालय बाहेर, ठाणे-४०० ६०९.
- 3 OCT 2023



I, 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 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 details 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 me/promoter from the date of registration 31/03/2026

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(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 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, 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 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 utilised 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.

For,

MP Space Dynamics Private Limited
FOR MP SPACE DYNAMICS PVT. LTD.



Manoj Patankar - Director **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