भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY R. K. GUPTA Regd. No. 7757 MUMBAI MAHARASHTRA GOVERNMENT OF INDIA

महाराष्ट्र MAHARASHTRA

◐ 2023 ◐

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15 JAN 2024

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**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 SHREE PRITHVI ESTATES (I) PVT. LTD,** Co-promoter of the proposed project **ANANTA** duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 30th December 2023

I, Co-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 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.

आकृती २

19 JAN 2024

मुद्रांक विक्री नोंदवही अनुक्रमांक ____ दिनांक ____

दस्ताचा प्रकार ....

दस्त नोंदणी करणार आहे का ? - होय/नाही ____

मिळकतीचे थोडक्यात वर्णन ....

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता .... M/S Shree Prithvi Estate (I) Pvt Ltd

दुसऱ्या पक्षकाराचे नांव व पत्ता ....

हस्ते असल्यास त्याचे नांव/पत्ता .... Reju Pandya

हस्ते सही ....

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. [illegible]) ....

मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

19 JAN 2024

626471

19 JAN 2024

NOTARY ★ GOVERNMENT OF INDIA ★
R. K. GUPTA
Regd. 7757
MUMBAI
MAHARASHTRA
EXP. DT.
08/02/2029

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 from the date of registration 31/08/2025.

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 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.

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.

**Solemnly Affirmed by the Withinnamed )**

**Deponent Shree Prithvi Estates (I) Pvt. Ltd )**

**Through its Director, Mr. Jiten Gala )**

In **Mumbai** on 23rd **Day** of **January 2024 )**

For SHREE PRITHVI ESTATES (INDIA) PVT. LTD.

Jiten Gala

DIRECTOR

**BEFORE ME**

BEFORE ME

23/01/2024

R. K. GUPTA B.A.LL.B.
Regd. No.7757
ADVOCATE AND NOTARY
GOVT. OF INDIA
J. M. Nagar, S. M. Road, Kokri Agar,
Sion Koliwada, Mumbai - 400 037.

NOTED & REGISTERED
Sr. No. 156 Page No. 39
Date 23/01/2024