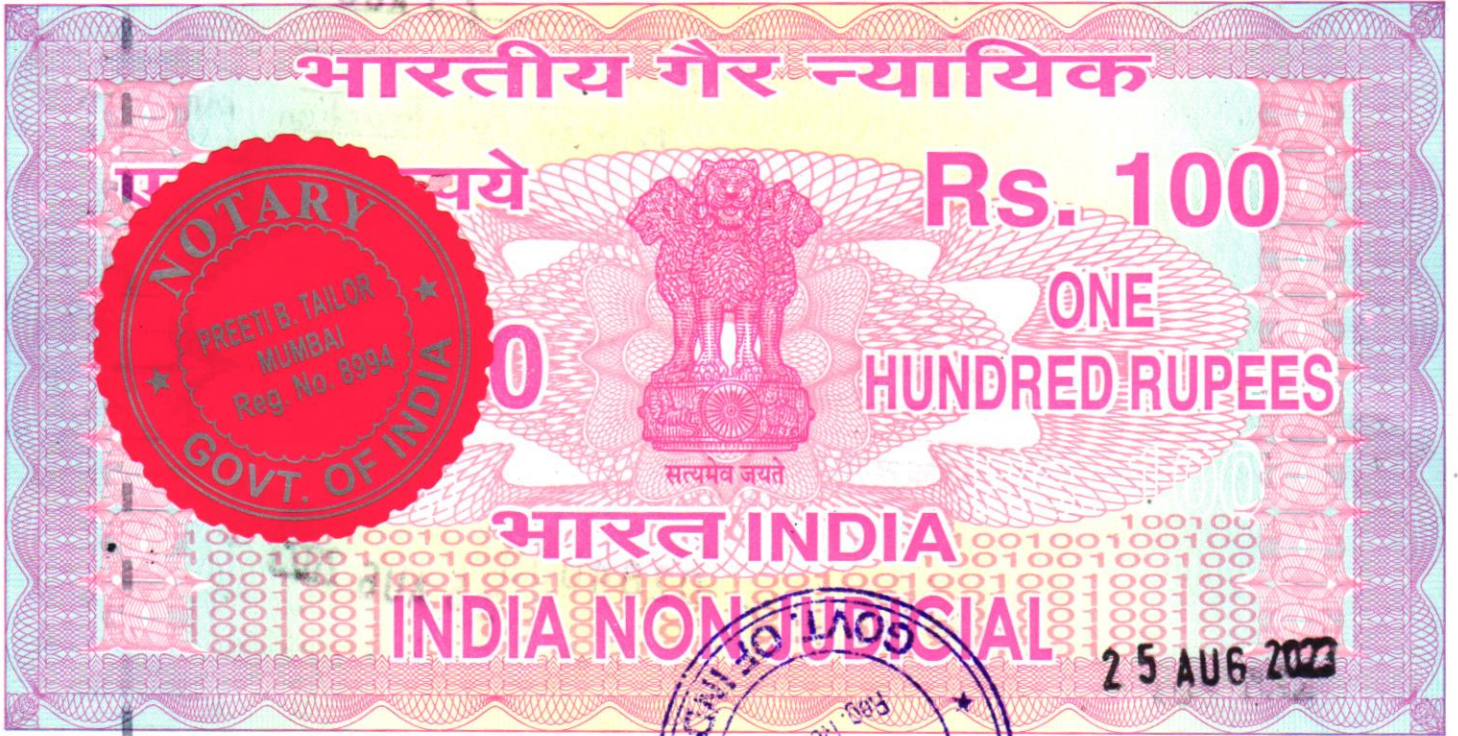
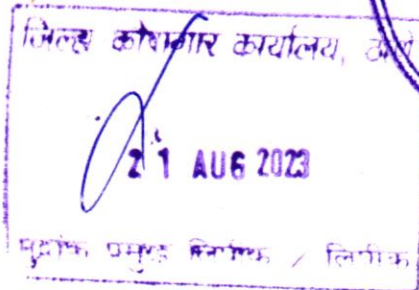




महाराष्ट्र MAHARASHTRA

62AA 746020



[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. Pranav Kiran Ashar, Director of Pranav
Constructions Private Limited; Promoter of the proposed project known as

जोडपत्र २

विहीन नोंदणी अमुकनांक

25 AUG 2023

दस्तावेज प्रकार

दस्त नोंदणी करणार आहे का ? :- होय/नाही

विक्रेत्याचे पोटव्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता

Pranav Construction

दस्तावेज पत्रकाराचे नाव व पत्ता

हस्त अस्तव्यास त्याचे नांव/पत्ता

Krishna

हस्त सही

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. डुबे)

मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, नीरा रोड (पूर्व), यणे.

परवाना क्रमांक १२०१०४७

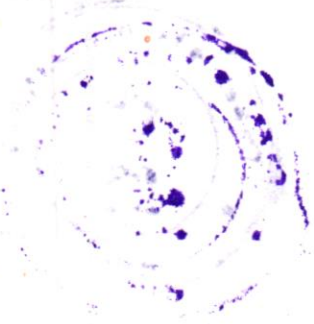
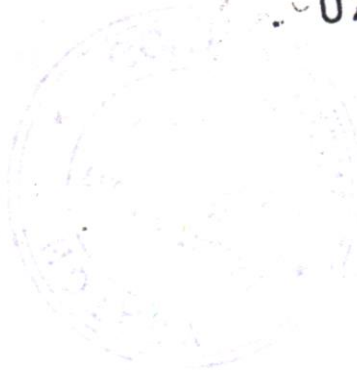
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे.

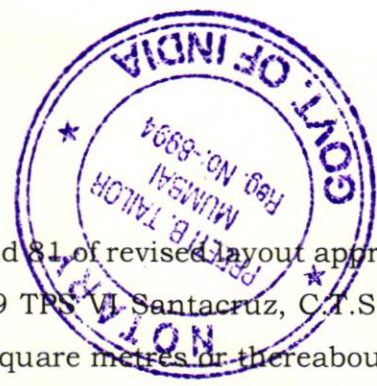


0284000

25 AUG 2023

25 AUG 2023





'Shining Star CHSL' situated at Sub Plot Nos. 79, 80 and 81 of revised layout approved by Town Planning Dept from Final Plot Nos. 18 & 19 TPS VI Santacruz, C.T.S. No. 1610/8 admeasuring 2853 Square Yards i.e. 2385.5 Square metres or thereabouts of Revenue Village and City Survey Vile Parle (West), Taluka Andheri in the Registration District and Sub-District of Mumbai Suburban, in Brihan Mumbai Mahanagarpalika H/W Ward and lying, being and situate at 79, 80, 81, Relief Road, Daulat Nagar, Santacruz (West), Mumbai - 400 054 being re-developed by Pranav Constructions Private Limited. vide Power of Attorney dated **17/4/2023**;

I, **Mr. Pranav Kiran Ashar**, Director of Pranav Constructions Private Limited; Promoter of the proposed Redevelopment project do hereby solemnly declare, undertake and state as under:

1. That "Shining Star Co-Operative Housing Society Limited" has a legal Title Report to the land on which the Redevelopment of the proposed project is to be carried out and a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and Pranav Constructions Private Limited for redevelopment of the said Real Estate Project enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter on or before **10.03.2027**.
4. That seventy per cent of the amounts realized hereinafter by the 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 shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in Practice and shall produce a statement of accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amount 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 shall take all the pending approvals on time from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.

Deponent



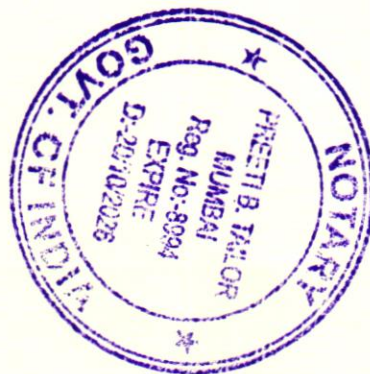
VERIFICATION

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 on this **25th May, 2023**

Deponent

BEFORE ME



PB Tailor
PREETI B. TAILOR
ADVOCATE & NOTARY (GOVT. OF INDIA)
B-5, MILAN APTS., RAMCHANDRA LANE
MALAD (WEST), MUMBAI - 400 064.

5 SEP 2023

NOTED & REGISTERED
Gr. No. **1649** Page **4**
Date. **5 SEP 2023** **539**

THE NOTARY PUBLIC DOES NOT ASSUME ANY
RESPONSIBILITY/LIABILITY FOR LEGALITY
OF ANY CONTENTS OF DOCUMENTS, WITNESSES/
IDENTIFIERS AND FULFILLMENT OF ANY
LEGAL REQUIREMENTS