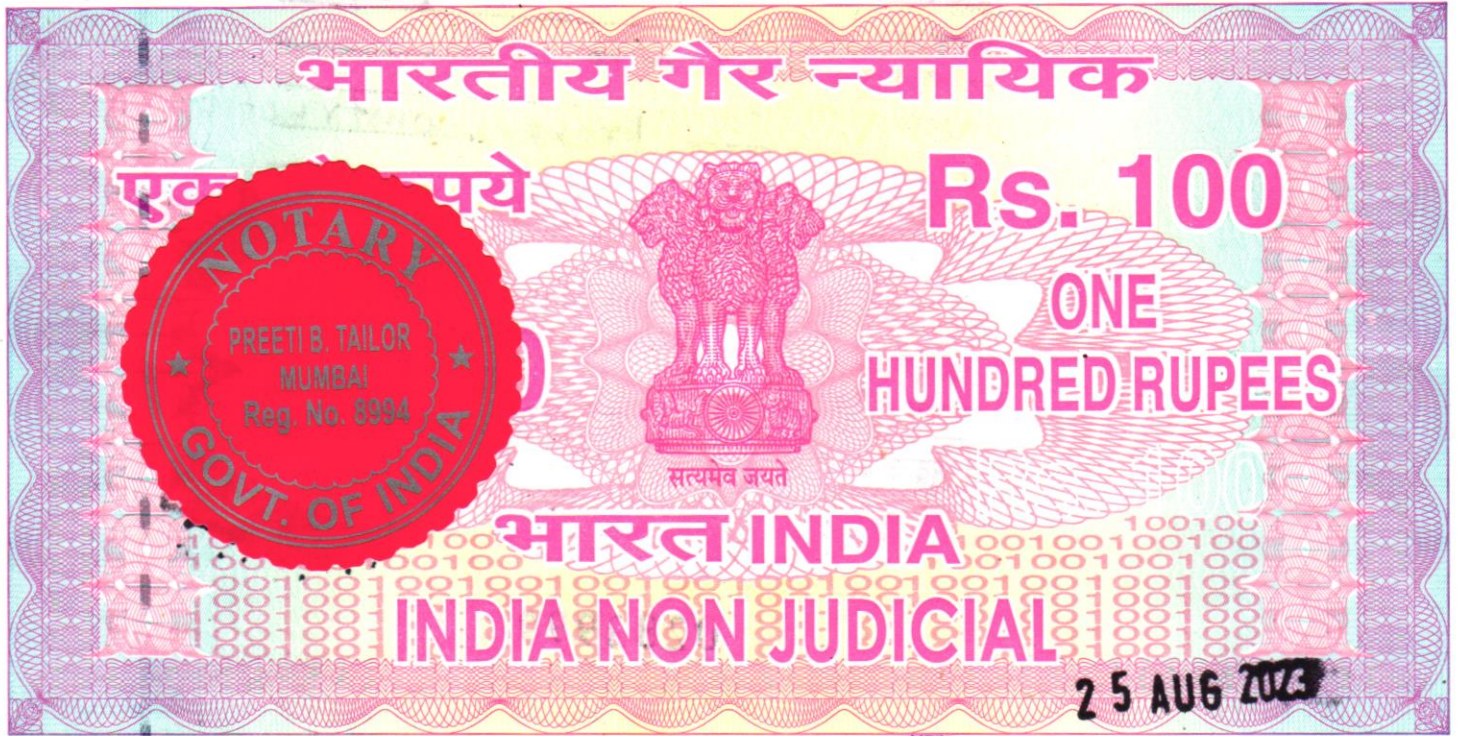
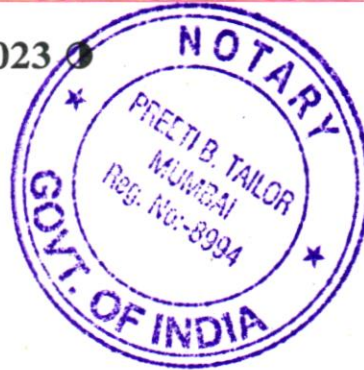




महाराष्ट्र MAHARASHTRA

2023

62AA 746018



FORM 'B'

[See Rule 3 (4)]

**DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED
BY THE CO-PROMOTER OR ANY PERSON AUTHORIZED BY THE CO-
PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Shining Star CHSL through its Constituted Attorney Pranav Constructions Private Limited represented through its Director Mr. Pranav Kiran Ashar; Co-Promoter of the proposed project known

जातिपत्र २

महाराष्ट्र शासन, न्याय विभाग, मुद्रांक विभाग

25-AUG-2023

प्रमाणित प्रमाण

दस्तावेज नोंदणी करणार आहे का ? :- होय/नाही

मिळकतीचे दस्तऐवज वर्णन

मुद्रांक मिळकत येजान्याचे नांव व पत्ता

Pranav Construction

PVT. LTD

हस्त्या प्रसव्याचे नांव व पत्ता

हस्त्या प्रसव्यास त्याचे नांव/पत्ता

Krisha

हस्त्या सही

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. दुबे)

मुद्रांक विक्रीचे पत्ता - आदेशवर कृपा, शांती पार्क, मीरा रोड (पूर्व), वन.

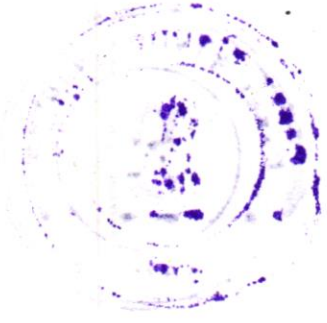
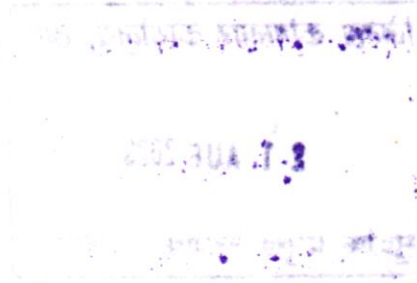
परवाना क्रमांक 9209089

मुद्रांक जरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे.

25-AUG-2023

0283999

25-AUG-23





'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 T.P. 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 M/s Pranav Constructions Private Limited vide Power of Attorney dated **17/4/2023**;

Shining Star CHSL through its Constituted Attorney Pranav Constructions Private Limited represented through its Director Mr. Pranav Kiran Ashar; Promoter of the proposed Redevelopment project do hereby solemnly declare, undertake and state as under:

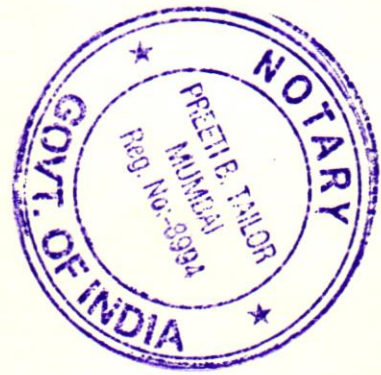
1. That "Shining Star CHSL" has a legal Title Report to the land on which the Redevelopment of the proposed project is to be carried out and a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and Pranav Constructions Private Limited 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 **29th day of August, 2023**

Deponent



BEFORE ME

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. **1648** Page No. **539**
Date. **5 SEP 2023**

THE NOTARY OFFICE DOES NOT ASSUME ANY
RESPONSIBILITY FOR LEGALITY
OF ANY CONTENTS OF DOCUMENTS/WITNESSES/
IDENTIFICATION AND FULFILLMENT OF ANY
LEGAL REQUIREMENTS