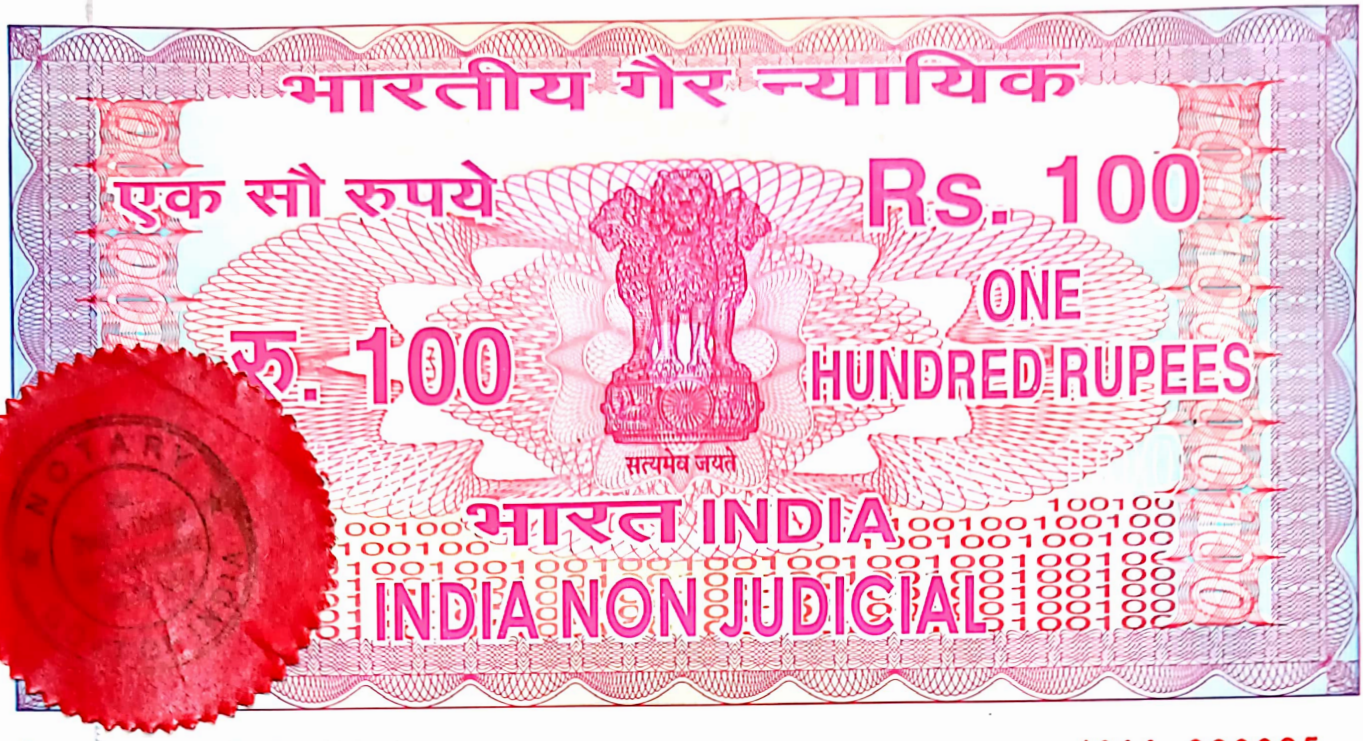

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 48AA 028895

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००९४
- 9 MAR 2023
सक्षम अधिकारी

NOTARY Adv. Shivaji N. Dhanage Mumbai Maharashtra Reg. No. 15376 GOVT OF INDIA

श्री. जे. पी. वाईकर

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

AFFIDAVIT CUM DECLARATION

We, **TULSIANI SUMER ASSOCIATES** ("**Promoter**"), a Partnership Firm having its office at 1103, Tulsiani Chambers, 212 Nariman Point, Mumbai 400021 ("**Firm**"), through its Authorized Partner Mr. Raghuvir S. Kuwelker, the Promoter of proposed real estate project do hereby solemnly declare, undertake and state as under:

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जोडपत्र - १ Annexure - I

[illegible] प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे [illegible] पत्ता _____

मुद्रांक विक्रीबाबतचे नोंद वही अनु. क्रमांक _____

28 MAR 2023

Tulsiani - Sumer Associates,
1103/4, Tulsiani Chambers,
212, Nariman Point,
Mumbai - 400 021.

(300)

मुद्रांक विकत घेणाऱ्याची सही

[illegible] मुद्रांक विक्रीत्याची सही

28 MAR 2023

श्री. [illegible] म्हात्रे

पत्त्याचा क्रमांक : ८००[illegible]

मुद्रांक विक्रीचे ठिकाण/पत्ता : मुख्य शाखा मंत्रालय, मुंबई

दि महाराष्ट्र मंत्रालय ऑन्ड अलाईड ऑफिसेस को. ऑप. बँक लि.

मंत्रालय -४०० ०३२.

28 MAR 2023

शासकीय कार्यालयासमोर/न्यायालय [illegible] सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन अधिसूचना क्र. ०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदीकरता रुपांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

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1. Promoter is well and sufficiently entitled to and is seized and possessed of the land on which the development of the proposed real estate project is to be carried out and is holding valid title to the said land.

And

A legally valid authentication of the title of such land is described in Title Certificate is enclosed herewith.

2. That the land is free from all encumbrances.

3. That the project shall be completed by the Promoter on or before **30th June, 2026**.

4. That seventy per cent of the amounts to be realized hereinafter by the Promoter for the real estate project from the allottees of the flats/apartments/units, 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 the Promoter shall get its 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the Promoter shall take all the pending approvals on time, from the competent authorities.

8. That 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 the General Rules, within seven days of the said changes occurring.

9. That the Promoter has furnished all such other documents as have been prescribed by the rules and regulations made under the Act.

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10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment/flat/unit, plot or building, as the case may be.

Tulsiani Sumer Associates
through its Authorized Partner

Mr. Raghuvir S Kuwelker
(Deponent)

VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by us at Mumbai on this day of March, 2023.

29 MAR 2023

Deponent

Tulsiani Sumer Associates

Mr. Raghuvir S Kuwelker
(Authorized Partner)

BEFORE ME

Adv. Shivaji. N. Dhanage
Notary Govt Of India
Regd. No. 15376 MUMBAI (MS)
404-405, 4th Floor, Davar House,
197/199, Near Central Camera Bldg.,
D.N. Road, Fort, Mumbai - 400001

29 MAR 2023

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