भारतीय गैर न्यायिक

Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 61AA 504575

NOTARY PREETI B. TAILOR MUMBAI Reg. No. 8994 GOVT. OF INDIA

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे

- 6 SEP 2023

मुद्रांक प्रमुख लिपीक

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

FORM 'B'

[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 'Samrat'

जोडपत्र २

- 6 SEP 2023

दुय्यम निबंधक नोंदवही अनुक्रमांक .....

दस्ताचा प्रकार .....

दस्त नोंदणी करणार आहे का ? :- होय/नाही .....

मिळकतीचे थोडक्यात वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता ..... Pranav Constructions Pvt Ltd

दुसऱ्या पक्षकाराचे नांव व पत्ता .....

हस्ते असल्यास त्याचे नांव/पत्ता .....

हस्ते सही .....

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. दुबे) .....

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

परवाना क्रमांक १२०१०४७

- 6 SEP 2023

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

0319258

situated at Final Plot No. 28 of TPS, Santacruz No. II, bearing C.T.S. No. 1/92 of village 'G' Ward Bandra -G, admeasuring in the aggregate as 1028 square meters or thereabouts, situated at Juhu Road, Santacruz (West), Mumbai -400 054 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, being to developed by Pranav Constructions Private Limited. vide Power of Attorney dated **12/10/2022**;

I, **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 "Samrat 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 **20.04.2027**
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 **10th October, 2023**

Deponent

ATTESTED BY

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

16 OCT 2023

THE NOTARY PUBLIC DOES NOT ASSUME ANY RESPONSIBILITY/LIABILITY FOR "GENUINENESS OF ANY CONTENTS OF DOCUMENTS/WITNESSES/CERTIFIERS AND FULFILMENT OF ANY LEGAL REQUIREMENTS