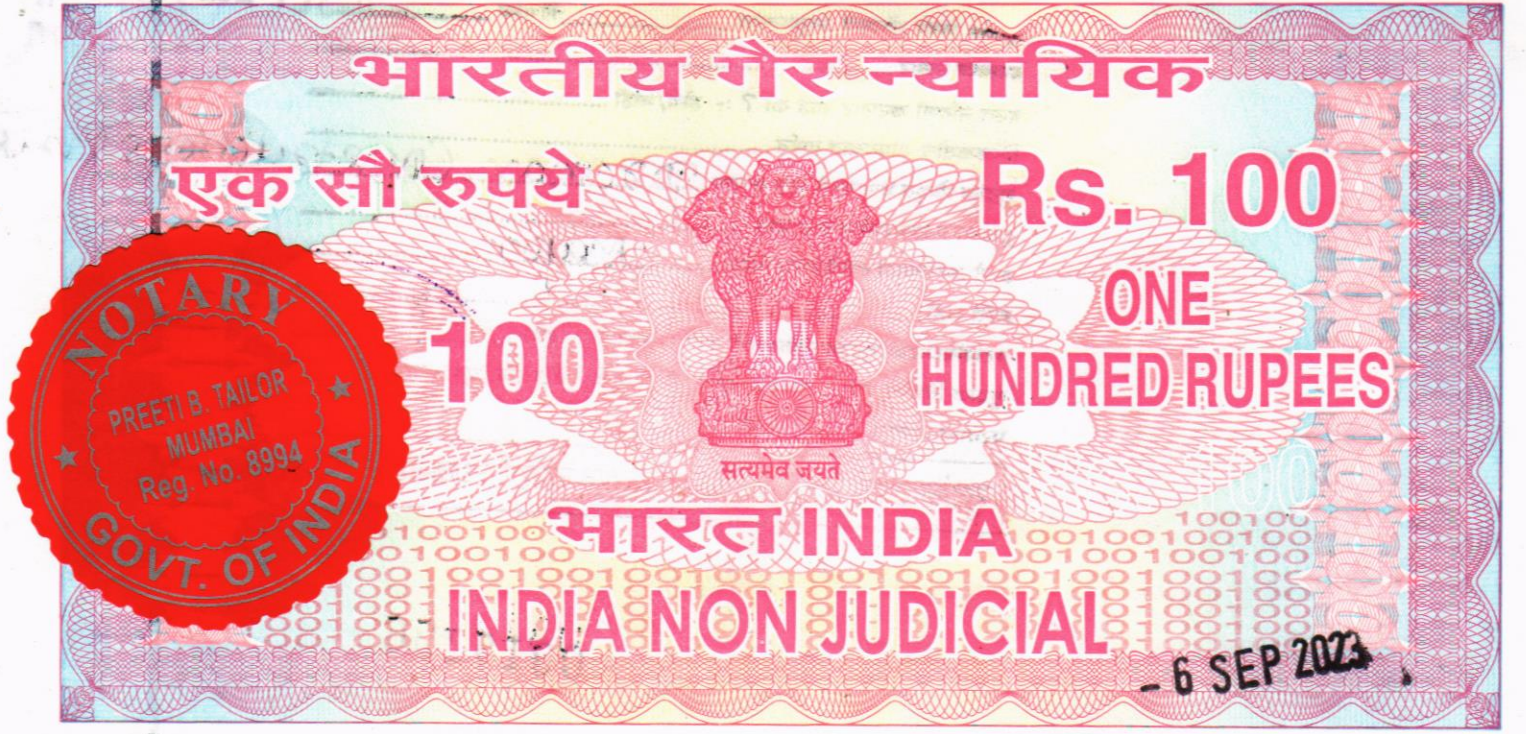




महाराष्ट्र MAHARASHTRA

2023

61AA 504573



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 Samrat CHSL through its Constituted Attorney Pranav Constructions Private Limited represented through its Director Mr. Pranav Kiran Ashar; Co-Promoter of the proposed project known as 'Samrat'

[Signature]

जोडपत्र २

6 SEP 2023

विषय नोंदणी अर्जाचा क्रमांक

दिनांक

दस्तावेज प्रकार

दस्तावेज नोंदणी करणार आहे का ? :- होय/नाही

मिळवणीचे दस्तऐवज वर्णन

मुद्रांक दिवस घेणाऱ्याचे नांव व पत्ता

मुसण्या पत्रकाराचे नांव व पत्ता

हस्तो अस्तव्यास त्याचे नांव/पत्ता

हस्तो सही

परवानाधारक मुद्रांक दिवसाची सही (प्रमोद आर. दुवे)

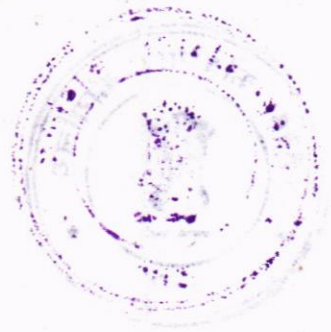
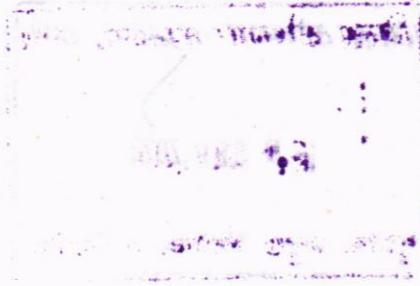
मुद्रांक दिवसाचे पत्ता - आदेश्वर कृपा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.

परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे.

6 SEP 2023

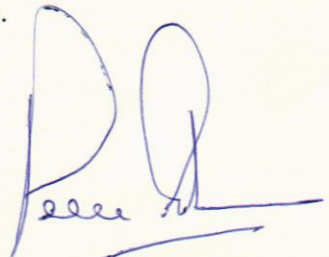
0319256



situated at Final Plot No. 28 of TPS Santacruz No. II, bearing C.T.S. No. G-92, of Village Bandra- G Ward, admeasuring 1028 square meters of thereabouts at Juhu Road, Santacruz (W), Mumbai -400 054 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, being re-developed by Pranav Constructions Private Limited vide Power of Attorney dated **12/10/2022**;

Samrat 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 "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., FAN CHANDRA LANE
MALAD (WEST), MUMBAI - 400 064

16 OCT 2023



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