



महाराष्ट्र MAHARASHTRA

2023

27 OCT 2023

73AA 831902



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' situated at Final Plot No. 28 of TPS, Santacruz No. II, bearing C.T.S.
No. G-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

पञ्चाङ्ग २

मुद्रांक विवेकी नोटरीय अङ्कितकर्ता

दिनांक

27 OCT 2023

पञ्चाङ्ग क्रमांक

इस नोटरीय अङ्कितकर्ता का नाम ? :- ब्रह्म/महोदय

निम्नलिखित अङ्कितकर्ता का नाम

मुद्रांक विवेकी के नाम का नाम

Pranav Constructions Pvt. Ltd.

इसका पञ्चाङ्ग का नाम

इसके अङ्कितकर्ता का नाम/पञ्चाङ्ग

Kishu

इसके सही

परवानाधारक मुद्रांक विवेकी का नाम (पञ्चाङ्ग आर. दुबे)

मुद्रांक विवेकी का नाम - आर. दुबे, शांती पार्क, नीरा रोड (पूर्व), लखनौ.

पञ्चाङ्ग क्रमांक १२०१०५१३

मुद्रांक विवेकी के नाम का नाम १ अङ्कितकर्ता का नाम

00453430

27 OCT 2023



City and Mumbai Suburban, being re-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 **18.04.2027**
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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 **01st November, 2023**


Deponent



ATTESTED BY


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

 **1 NOV 2023**

THE NOTARY PUBLIC DOES NOT ASSUME ANY
RESPONSIBILITY FOR LEGALITY
OF ANY CONTENTS OF DOCUMENTS WITNESSED/
IDENTIFIED AND FULFILLING UP ANY
LEGAL REQUIREMENTS