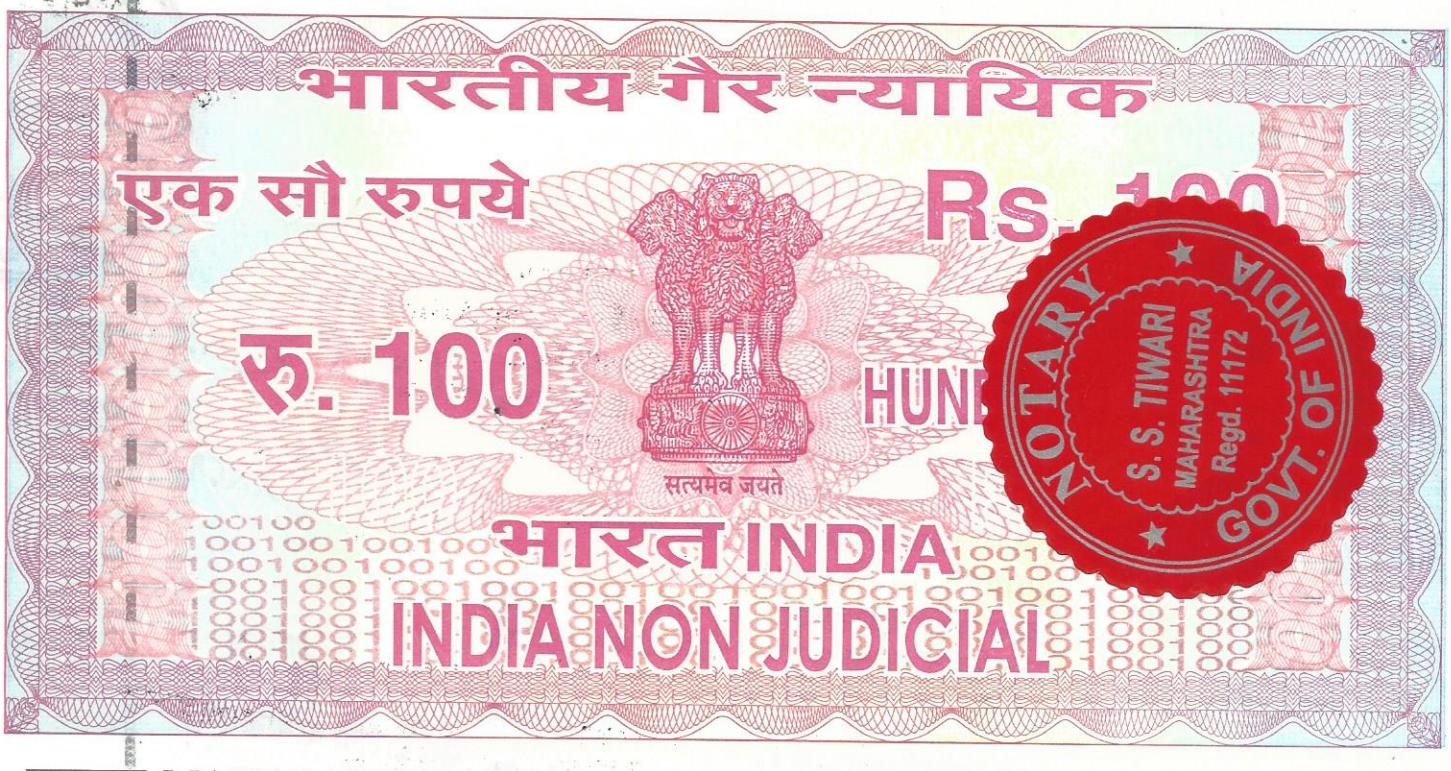


महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 66AA 473076



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००९६
- 6 JUL 2023
सक्षम अधिकारी
श्रीमती लता सांगळे

FORM 'B'
[See rule3(6)]

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 **M/s Dean Home LLP**, promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20th September, 2023;

We, M/s Dean Home LLP promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

2.)

1. That We/ promoter have a legal title Report to the land on which the development of the project is being carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by us by 31st Oct 2027

4. For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by me/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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That the promoter shall get the 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 utilised 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 these rules, within seven days of the said changes occurring.

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

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

For DEAN HOME LLP

Designated Partner

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this ____ day ____, 2023

ATTESTED BY ME

S. S. TIWARI
B.A.,L.L.B
NOTARY
Maharashtra

18 OCT 2023

For DEAN HOME LLP

Designated Partner

NOTARY S.S. TIWARI Nallasopara, Thane Maharashtra Regd. No. 11172 Exp. Dt. 6-4-2025 GOVT. OF INDIA