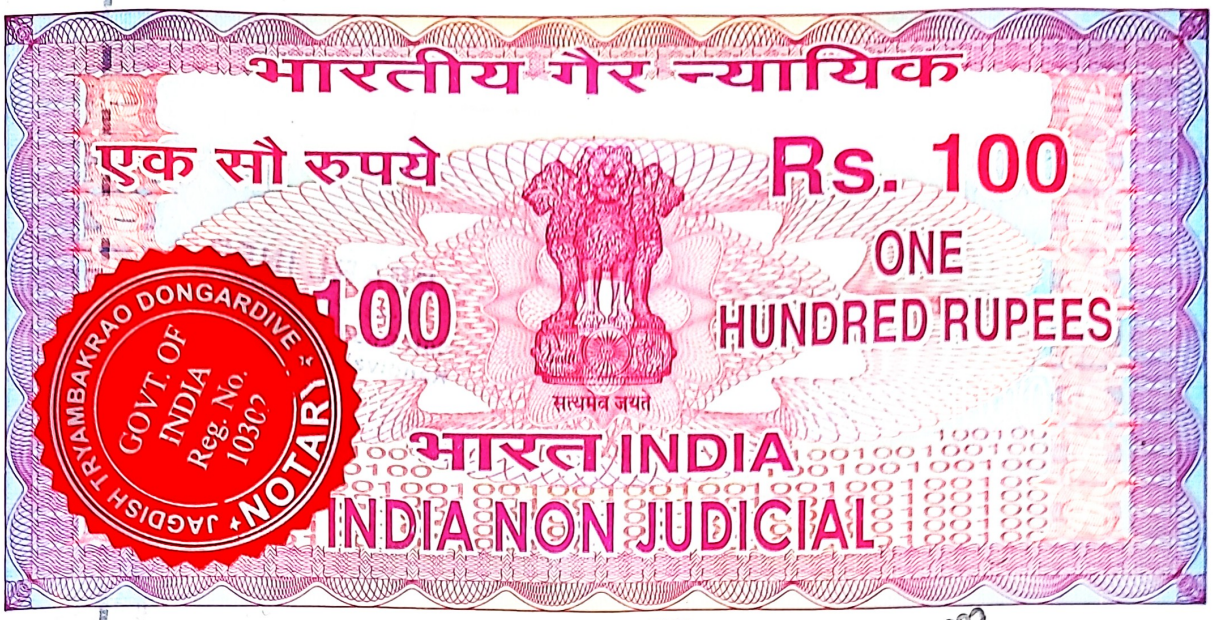


महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 58AA 153352

12 DEC 2023

Sub Treasury Office Vasai

Sub-Treasury Office Vasai
11 DEC 2023
Addl. Treasury Officer

JAGDISH TRYAMBAKRAO DONGARDIVE NOTARY GOVT. OF INDIA Reg. No. 10302

Affidavit cum Declaration

Affidavit cum declaration of the **"M/s. Pearl Infra"** Promoter of the project **"Ashiyana Apartment CHSL Ltd"** bearing **"C. T. S. No. 97A/27, Plot No. 39, Situated at Village – Chinchavali, Taluka – Borivali, Dist. – Mumbai Suburban – 400097."**

"M/s. Pearl Infra" promoter of the project **"Ashiyana Apartment CHSL Ltd"** bearing **"C. T. S. No. 97A/27, Plot No. 39, Situated at Village – Chinchavali, Taluka – Borivali, Dist. – Mumbai Suburban – 400097",** do hereby solemnly declare, undertake and state as under:

1. **We** have the legal title report to the land on which the development of the project is proposed.

2. The Project land is free from all encumbrances.

For PEARL INFRA

Partner/s

Ganesh Chawl
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai - 400 101.

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12 DEC 2023

PEARL INFRA
F-48, Profit Center
90ft Road, Mahavir Nagar
Kandivali (W), Mumbai-67

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For PEARL INFRA

Partner/s

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3. That the time period within which the project shall be completed by us on or before **30/09/2026.**

4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.

6. **We** 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. **We** shall take all the pending approvals on time, from the competent authorities.

8. **We** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.

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

10. **We** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For PEARL INFRA

Partner/s

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 us at **Mumbai** on this _____ day of **December 2023.**

NOTARY ★ JAGDISH TRYAMBAKRAO DONGARDIVE ★ GOVT. OF INDIA Regn. No. 16302

13 DEC 2023

For PEARL INFRA

Partner/s

(SALEEM S. SHAIKH)

Deponent

BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai - 400 101.

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