

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

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

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ 12 DEC 2023 58AA 153351

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

Affidavit cum Declaration

Affidavit cum declaration of **"Ashiyana Apartment Co-Operative Housing Society Limited"** Landowner 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."**

"Ashiyana Apartment Co-Operative Housing Society Limited" Landowner 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. The promoter has legal title report on 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

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2 DEC 2023

फक्त प्रतिज्ञापत्रासाठी / ONLY FOR AFFIDAVIT

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक - / दिनांक
(Serial No. / Date)

12/12/23

२. मुद्रांक विकत घेणाऱ्याचे नांव, राहण्याचा पत्ता व सही
(Stamp Purchaser's Name
Place of residence & Signature

Pearl Infra

३. फक्तप्रतिज्ञापत्रासाठी सही
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

(ज्या कारणाकरिता ज्यासाठी मुद्रांक खरेदी घेतला त्यांनी त्याच कारणाकरिता मुद्रांक खरेदी करण्यापासून
६ महिन्यात वापरणे [illegible]

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

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

For PEARL INFRA
Partner/s

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

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 The amount from separate account shall be withdrawn in accordance with RERA rule 5.

6. **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 take all project.

7. **The promoter** shall take the pending approvals on time, from the competent authorities.

8. **The promoter** 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. **The promoter** has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. **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 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**.

For PEARL INFRA

Partner/s

(SALEEM S. SHAIKH). **Deponent**

BEFORE ME

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

NOTARY ★ JAGDISH TRYAMBAKRAO DONGARDIVE ★ GOVT. OF INDIA Regn. No. 10302

13 DEC 2023

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