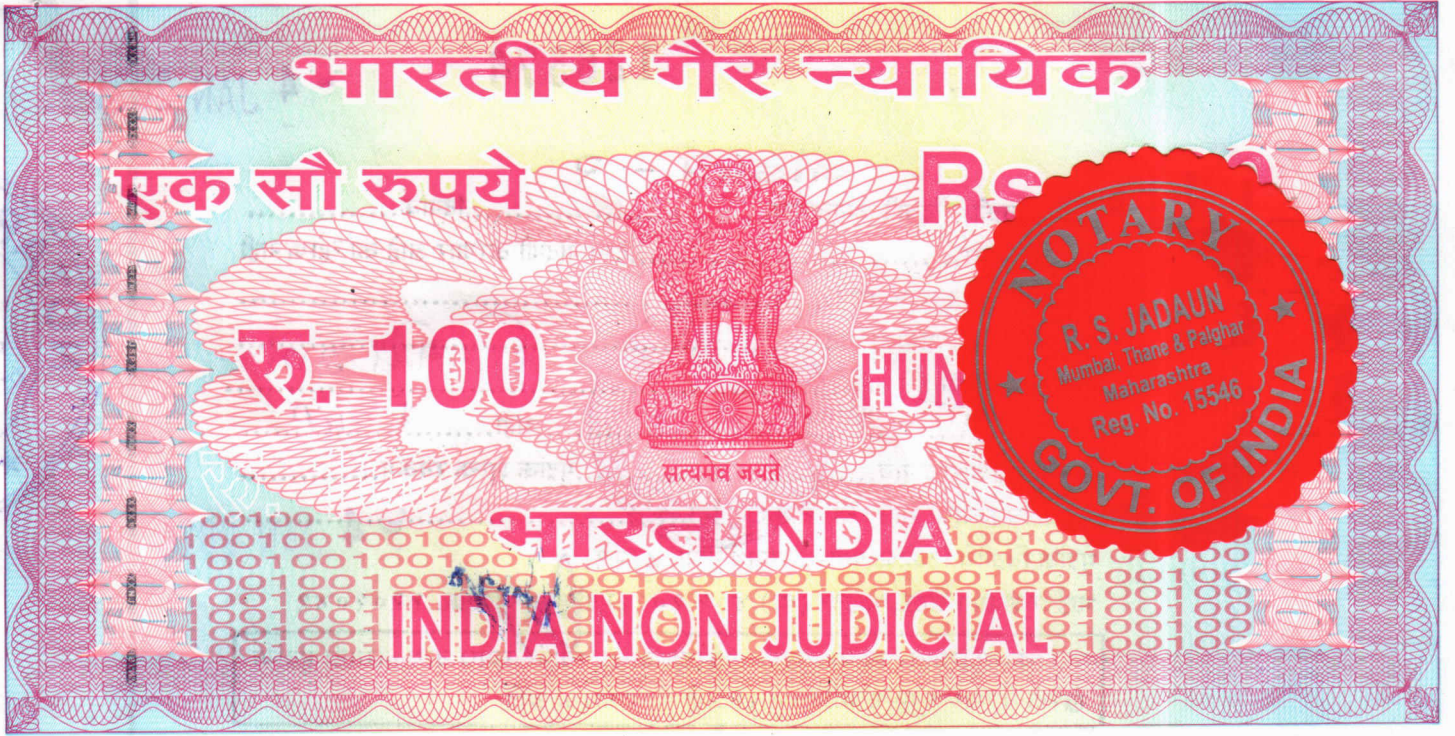




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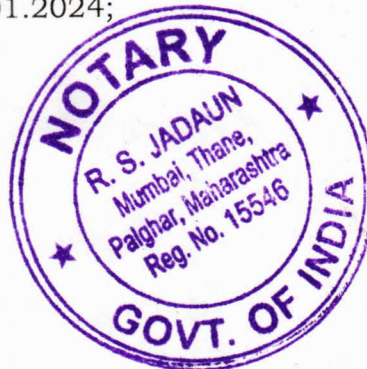
FORM 'B'

[See rule 3(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 Mr. Pankaj Madanlal Bhutra, Director of Geetaspans Realtors Pvt. Ltd., promoter of the proposed project "Anjani Shikhar" duly authorized by the promoter of the proposed project, vide their authorization dated 01.01.2024;



Dhute

- 4 JAN 2024

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांना त्याच कारणासाठी मुद्रांक खरेदी होण्यापासून ६ महिन्यात वगळणारे ठरवण्यात आले.

I, Pankaj Madanlal Bhutra, Director of M/s Geetaspan's Realtors Pvt. Ltd., promoter of the proposed project "Anjani Shikhar" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That the promoter has a legal title Report to the land on which the development of the proposed project is to be 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 me/promoter from the date of registration of project; 31.12.2027
4. For new projects:
That seventy per cent of the amounts realised 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 I / 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 I / the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ 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 I / the promoter have / has 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

Pankaj Bhutra

of allotment of any apartment, plot or building, as the case may be.

For GEETASPANS REALTORS PVT. LTD.

Dhule
Director

(Pankaj Bhutra)
Deponent

Verification

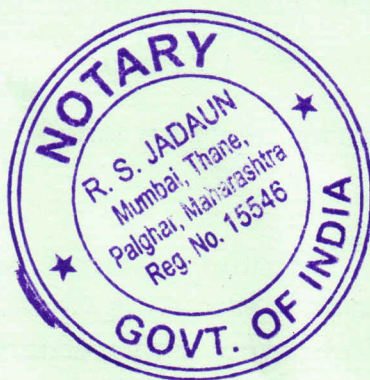
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at 05th day on this January day of 2024.

For GEETASPANS REALTORS PVT. LTD.

Dhule
Director

(Pankaj Bhutra)
Deponent



ATTESTED BY ME
R. S. JADAUN
Advocate & Notary Govt. of India
Office: Shop No. 1, Balchand Shopping
Centre, Near M. I. A. C. Station Road,
Bhamburda (W), LSI, Thane 401 101.