ANNEXURE 'A'

Declaration-Cum-Undertaking

I, Pritam Rajendra Mandlecha, Indian inhabitant, the Partner of M/s. Urban Realty, the registered Partnership Firm having office at - # 5 Shreeban Society, F C Road, Pune 411016 do hereby on solemn affirmation state, declare and undertake as under:

1) I am the Partner and authorized signatory of M/s. Urban Realty, Promoter of the real estate project "SHREEDATTA" located at - Plot No. 86 admeasuring about 465 sq.mtrs., out of Survey No.89/1+90/1+91/1, C.T.S. No.1126 situated at Tulshibaugwale Colony, Sahakar Nagar No.2, Parvati, Taluka Haveli, Dist.- Pune 411009 registered with MahaRERA under Registration No. P52100051388.

2) I have applied for change/transfer of separate Designated Bank Account No. 70620200002000 in Bank of Baroda having address at – Deccan Gymkhana, Pune branch having IFSC BARB0DEDBCC to ICICI Bank having address at – Classic House, next to Ratna Hospital, opp. Tata Showroom, Pune 411016 branch having IFSC No. ICIC0000424 bearing Account No. 042405006177.

3) I say, declare and undertake to transfer Rs. 4,20,588/- (Rupees Four Lakh Twenty Thousand Five Hundred Eighty-Eight Only) being the closing balance in the previous Designated Bank Account No. 70620200002000 to the new Designated Bank Account No. 042405006177 within 15 days post approval of the Authority for change/transfer of the existing Designated Bank Account to the new Designated Bank Account.

4) I say and declare that the details furnished above are true and correct.

5) I say and declare that the new Designated Bank Account is a no lien account and no charge/encumbrance have been created or will be created against the amounts deposited in this bank account.

6) I say and declare that there is no charge and/or any prohibitory order passed by any Court/NCLT/ Forum/ Tribunal/ Banking Institutions/ Competent Authority of the Banking Institutions in the matter of change/transfer of previous designated bank account bearing No. 70620200002000 and funds deposited therein.

7) I say, declare and undertake to submit additional statements/documents as may be called for by the Authority.

I solemnly state, declare and undertake that the contents of this Declaration-cum-Undertaking are true and correct.

Solemnly affirmed at Pune

On this 12th day of May 2025

URBAN REALTY PUNE

Deponent