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DECLARATION BY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

DRUSHTI REALTORS PRIVATE LIMITED, by the hands of its Authorized Signatory Mr. Hanmant Sadashiv Nisalkar duly authorized vide Resolution dated 19th November, 2021 hereby declare and state as follows:-

1. That we **DRUSHTI REALTORS PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at G-1, Terminal 9, besides Vile Parle Police Station, Nehru Road, Vile Parle (East), Mumbai - 400057 ("the Promoter") has been appointed as Developer by Panthagar Trishul Co-operative Housing Society Limited under a Development Agreement dated 24th December, 2009 and Supplementary Development Agreement dated 9th June, 2010 in respect of property being all that piece and parcel of land admeasuring 2803.72 square meters or thereabout bearing Survey No. 236/A corresponding to City Survey

No.192 (part) of Village Ghatkopar, being part of MHADA lay out at Pant Nagar, Ghatkopar Village, Taluka Kurla, District Mumbai Suburban, within the registration district of Mumbai Suburban. As such we are having legal right to implement the scheme of redevelopment on the said property by constructing Rehab component for rehabilitation of existing tenants and Sale Component for sale in open market;

2. That the promoter has a legal title on the land on which the development is proposed.
3. That the project land is free from all encumbrances and Declaration regarding no Encumbrance has been uploaded in RERA Website.
4. That the project shall be completed by the promoter within 40 months from the date of registration of Project;
5. That seventy per cent of the amounts realised by the Promoter for the real estate project from the allottees claiming through the Promoter, 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.
6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of RERA after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. 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.
8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. 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.
10. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That 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 DRUSHTI REALTORS PRIVATE LIMITED


Authorised Signatory
Hanmant Sadashiv Nisalkar

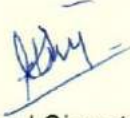
(Deponent)

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 24th day of December, 2021.

For DRUSHTI REALTORS PRIVATE LIMITED



Authorised Signatory

Hanmant Sadashiv Nisalkar
(Deponent)



BEFORE ME

S. P. DUBEY
B.A., LL.B.
NOTARY GR. MUMBAI
MAHARASHTRA
(GOVT. OF INDIA)

24 DEC 2021

S. P. DUBEY (Notary Govt. of India)	
Notarial Register	
Sr. No 4898	24 DEC 2021