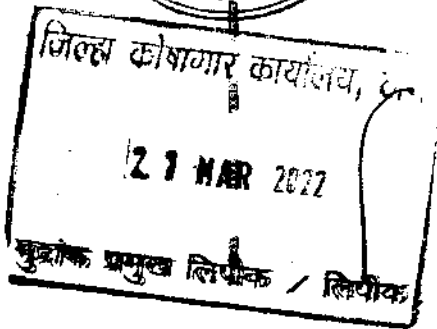
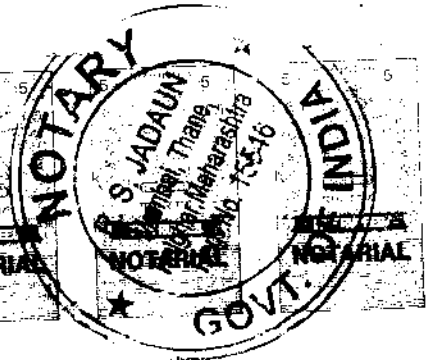
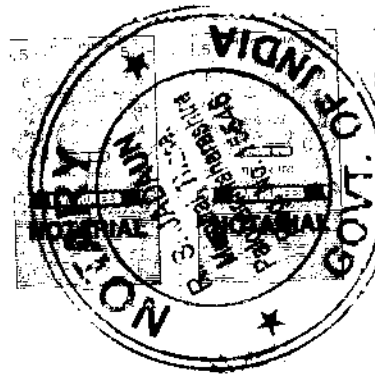




महाराष्ट्र MAHARASHTRA

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ZV 079549



FORM - 'B'

[See rule 3(4)]

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. JAY DHIMANT SHAH Promoter of the proposed project M/s. Cllaro Enterprises LLP ("Promoter"), vide its partners authorization letter dated 15th July, 2022;

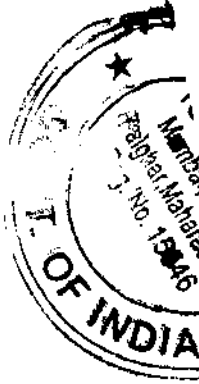
I, Mr. JAY DHIMANT SHAH on behalf of the Promoter and duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

002123

11 APR 2022

जोडपत्र - २

मुद्रांक विवरी नोंदवही अनुक्रमांक दिनांक
 वस्तुचा प्रकार करणार आहे का? होय/नाही
 विक्रीसाठी घेण्यात येणाऱ्या वस्तूचा
 मुद्रांक विकत घेणाऱ्याचे नांव
 असे असल्यास त्याचे नांव
 पत्ता
 मुद्रांक विकत घेणाऱ्याचे नांव मुद्रांक शुल्क रक्कम
 मुद्रांक विक्रीसाठी लही (श्री. राजेश शेंडरे)
 मुद्रांक विक्रीचे ठिकाण/पत्ता - श्री. राजेश कृपा, ८/२९,
 भाईदर शॉपिंग सेंटर, भाईदर (प.)-४०९ ९०९. मुद्रांक क्र. १२०९०४९



ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
 खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

1. That, the Promoter has a legal title report to the land bearing Old Survey No.443, New Survey No. 127, Hissa No. 1A & 1B, Old Survey No. 444, New Survey No. 128, Hissa No. 1, 3, 4 & 5, Old Survey No. 446, New Survey No. 130, Hissa No. 1 & 2, Old Survey No. 447, New Survey No. 142, Hissa No. 4, all of revenue Village- Navghar, Taluka & Dist. Thane. ("the Larger Layout Land") on a portion of which, the development of the Real Estate Project is proposed and a legally valid authentication of title of such land is enclosed herewith as Annexure-1.
2. That the said Larger Layout Land is free from all encumbrances. [Though the same to be read with the declaration made in respect to the Spl. Civil Suit No. 505/2022 at Thane].
3. That the time period within which the project shall be completed by Promoter from the date of registration of project is 30th June, 2027 for Building No.2, i.e. Urban Grandeur.
4. That, 70% (seventy per cent) of the amounts to be realized hereinafter by the Promoter for the real estate project from the allottee/s, 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 of Maharashtra.

6. That the promoter shall get the accounts audited within (6) 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time from the competent authorities.

8. 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 7 (seven) days of the said changes occurring.

9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter shall not discriminate against any allottee/s at the time of allotment of any apartment, plot or building, as the case may be.

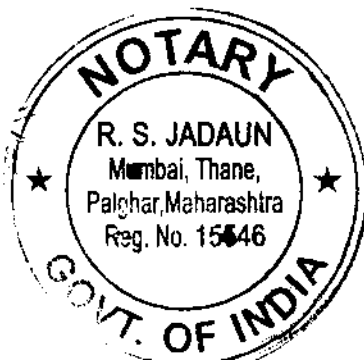

For M/s. Cllaro Enterprises LLP
Through its authorized Partner
Mr. Jay Dhimant Shah
Deponent

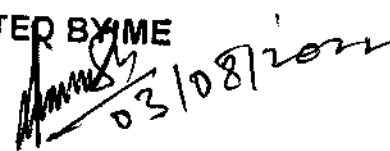
Verification

I Mr. Jay Dhimant Shah the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 03rd day of August, 2022
At Bhayandar


For M/s. Cllaro Enterprises LLP
Through its authorized Partner
Mr. Jay Dhimant Shah
Deponent



ATTESTED BY ME

R. S. JADAUN
Advocate & Notary Govt. of India
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Near M.B.M.C., Station Road,
Bhayander (W), Dist. Thane-401 101.
Mobile: 9076149537