



महाराष्ट्र MAHARASHTRA

2022

23AA 992467



श्री. अल्ताफ पटेल

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 Pittie Antariksh Realty Pvt. Ltd., a company incorporated under the provisions of the Companies Act, 2013 having its registered office at 5th Floor, Dheeraj Plaza, 23 Hill Road, Bandra (West), Mumbai – 400050, represented through its Authorized Directors, Mr. Mahesh K. Doshii & Mr. Shivaans M. Doshii as the promoters of the proposed project, vide its authorization dated: 21st February, 2022;

We, the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1179

18 AUG 2022



जोडपत्र-१/Annexure-I

फक्त प्रसिद्धापत्रासाठी / Only For Affidavit

१) मुद्रांक विक्री नोंदवही अनु. क्र./दिनांक.....

PITJE ANTARIKSH REALTY PRIVATE LIMITED

२) मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही.....

Dheeraj Plaza, 5th Floor,

३) परवानाधारक मुद्रांक विक्रेत्याची सही

23, Hill Road, Bandra (West),
Mumbai - 400 050

व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

परवाना क्रमांक ८००००१६

मुद्रांक विक्रेचे ठिकाण/पत्ता: बांद्रा वार असोसिएशन

भास्कर विल्डींग, २रा माळा, लॉवर फ्लोर, बांद्रा मेट्रोपोलिटन मॅजिस्ट्रेट कोर्ट,

ए. के. मार्ग, वांद्रे पूर्व, गुं. ४०००५१.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रसिद्धापत्र सादर करणेसाठी

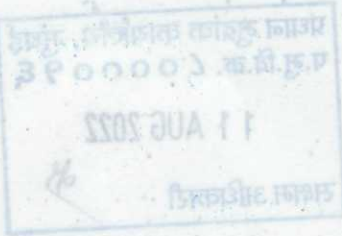
मुद्रांक कागदाची आवश्यकता नाही.

(ग्रामन आदेश दि. ०१/०७/२००४ नुसार) ज्या कारणासाठी जांबी

मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी

कल्याणसुर ६ महिन्यात वापरणे बंधनकारक आहे.

सौ. रोशनी दाभाळकर



(1) That we have a legal title Report to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land along with an authenticated copy of the Development Agreement dated: 31st December, 2012 bearing registration no.:BDR4-819-2013 executed between Gammon Realty Limited ("GRL"), a company incorporated under the provisions of the Companies Act, 2013 having its registered office at 3rd Floor, Plot No.-3/8, Hamilton House, J. N. Heredia Marg, Ballard Estate, Mumbai - 400038 and Bandra Abhijat C.H.S. Ltd.("Society"), being the Society having its registered address at Building No.4, Kher Nagar, Bandra (E), Mumbai - 400051 and Addendum dated: 8th February 2022 executed between GRL and the society bearing registration no.: BDR4-1228-2022 and a copy of the Joint Venture Agreement dated:31st March, 2022 bearing registration no.:BDR9-5917-2022 between GRL and us for development of the real estate project is enclosed herewith.

(2) That the project land is free from all encumbrances.

(3) That the project shall be completed by us on or before 31-12-2026.

(4) For new project

That seventy per cent of the amounts realised by us 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 we shall get the accounts audited within 6 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.

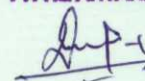
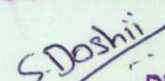
(7) That we shall take all the pending approvals on time, from the competent authorities.

(8) That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

PITIE ANTARIKSH REALTY PRIVATE LIMITED


Deponents

Director

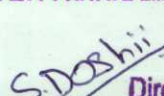
Verification

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

Verified by us at Mumbai on this 22nd day of AUGUST, 2022.



PITIE ANTARIKSH REALTY PRIVATE LIMITED


Deponents

Director

22 AUG 2022