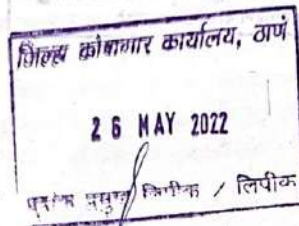




महाराष्ट्र MAHARASHTRA

2022

08AA 516733



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. Pranav Raorane promoter of the
proposed project / duly authorized by the promoter of the proposed
project, vide its/his/their authorization dated 19/05/2022;

I, Pranav Raorane promoter of the proposed project / duly authorized
by the promoter of the proposed project do hereby solemnly declare,
undertake and state as under:

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

जोडपत्र - २

1-1 JUN 2022

मुद्रांक विक्रीची नोंदणी

प्रत्युद्घातक

१६६१९

दिनांक

वस्तुवाचा प्रकार -

Bond

१ हस्त नोंदणी करणार आहे का ?

होय/नाही

मिळकतीचे थोडक्यात वर्णन -

Mulund

मुद्रांक विक्रीत घेणाऱ्याचे नांव

For GUINEA GLOBAL NEXT LLP

हस्तो असल्यास त्याचे नांव

Shekhar

पत्ता ब सही -

मुद्रांक पत्ताकाराचे नांव -

मुद्रांक धुक रक्कम -

मुद्रांक विक्रीसाठी सही - (शंकर साहेबराव वाढव

मुद्रांक विक्रीचे ठिकाण/पत्ता - छाने जिळ्ला सत्र न्यायालय

छाने (प.) - ४०० ६०१

परवाना मुद्रांक क्रमांक - १२०१०३१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी
त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून
६ महिन्यात बापरेणे येथे न्यायालय आहे.



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1-1 JUN 2027

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1. Sangat Sadan CHSL has a legal title 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.

That the said land is free from all encumbrance

3. That the time period within which the project shall be completed by promoter is 60 months i.e. 31st Dec, 2027
4. That seventy per cent of the amounts realised by 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, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn 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 promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act

..3..

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

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.
Verified by me at Mumbai on this 16/6/2022

For GUINEA GLOBAL NEXT LLP

[Signature]

Deponent ~~Designated Partner / Auth. Signatory~~



16 JUN 2022
BEFORE ME
[Signature]
KAMLESH PRAKASH S. JAISWAL
ADV. & NOTARY
Gd. Mumbai, Maharashtra
Reg. No. 7056

NOTARIAL
REG. SR. NO.
2791/2022



भारत सरकार
GOVERNMENT OF INDIA

प्रणव सुरेश रावराणे
Pranav Suresh Radrane

जनम वर्ष / Year of Birth : 1982
पुरुष / Male

6921 1033 8392

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O सुरेश राणे, गजान अफिम मागे, Address: S/O Suresh Rane,
303, साई श्रद्धा को-ऑ. सो. एस एन रोड, Behind Ration Office, 703, Sai
मुलुंड वेस्ट, मुंबई, महाराष्ट्र. 400080. Shraddha CHS, S.N. Road, Mulund
(West), Mumbai, Maharashtra,
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