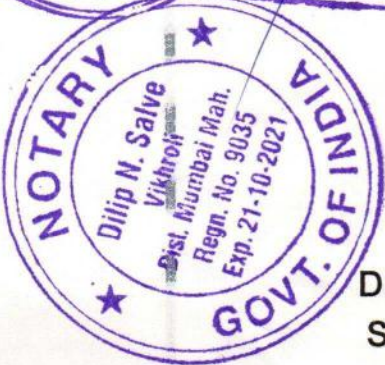
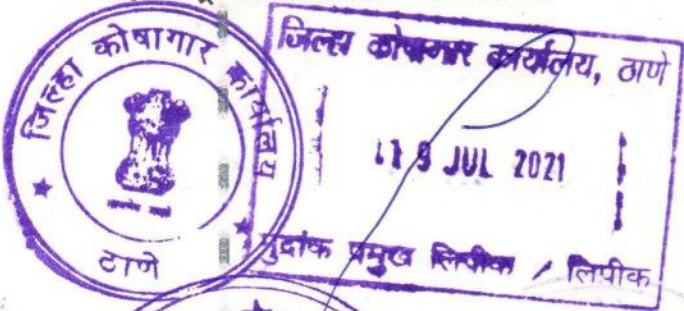




महाराष्ट्र MAHARASHTRA

2020

YS 989434



FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE SOCIETY OR ANY PERSON
AUTHORIZED BY THE SOCIETY

Affidavit cum Declaration

I, Mr. Arjun R. Kolhe, AGE __ YEARS, residing at 1193, Building No. 40, Pant Nagar Kalpatru CHSL Designated Secretary of, Pant Nagar Kalpatru CHSL do hereby solemnly declare, undertake and state as under:

1. I say that Maharashtra Housing And Development Authority (hereinafter referred to as "MHADA") is the owner of land: , Pant Nagar Kalpatru CHS Ltd being Building No. 40 (hereinafter referred to as "the society ") was well and sufficiently entitled to leasehold rights of all that piece or parcel of land admeasuring 875.19 Sq.mtr or thereabouts,



All bearing survey No. 236-A(Part) & CTS No 5661, situated dilapidated Bldg. No. 40 known as "Pant Nagar Kalpatru Chs Ltd" at Pant Nagar, Ghatkopar (E), Mumbai 400 079.

2. The promoter has acquired Development Right of the said land by executing and registering Development Agreement for Redevelopment with aforesaid society. I have enclosed a title Clearance certificate along with copy of Development Agreement for Redevelopment as a part of Online application for registration of Project.
3. The total area of the land is 875.19 sq. mtrs. as per Demarcation and NOC issued by Concerned Authority of MHADA.
4. Subject to approvals from the Concerned Authority of MHADA, we are proposing to construct one building on the said property collectively to be known as "Pant Nagar Kalpatru CHS Ltd" (hereinafter referred to as "the building") having one wing with 15 residential floors with Ground Floor and open terrace.
5. That the project land is free from all encumbrances.
6. That the time period within which the project shall be completed by promoter is 3 years 6 Months i.e., 31 December 2024.
7. I declare and state that 70% of the amounts to be realized hereinafter by promoter for the real state 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.
8. I declare and state that the amounts from the separate account shall be withdrawn in accordance with rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agent, Rates of Interest and Disclosures on Website) Rule 2017
9. I say and declare that the promoter shall get the accounts audited within six months after the end of every financial year by 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.
10. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
11. I say and declare 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.
12. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
13. I say and-declare that the promoter shall not discriminate against any allottee at the time of allotment to any apartment. Plot or building, as the case may be.

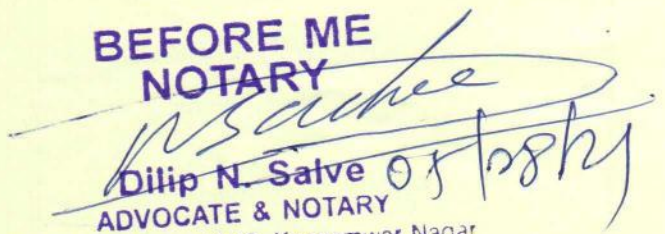

Deponent

Verification

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

Verification by me at Mumbai on this 05th Day of August 2021



BEFORE ME
NOTARY

Dilip N. Salve
ADVOCATE & NOTARY
238/9320, Manas CHS, Kannamwar Nagar
No. 2, Vikhroli (E), Mumbai - 400 083.