



भारतीय गैर न्यायिक

रुपये

Rs. 100

रु. 100



सत्यमेव जयते

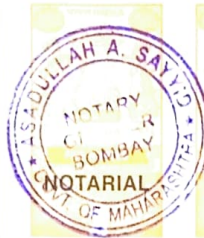
ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2022

19AA 340682



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८००००९०
30 JUN 2022
सक्षम अधिकारी

श्री. दि. क. गवई

FORM 'B'

**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 **(1) MR. UMESH RAJURAM PUROHIT, and (2)
MR.UMAR SHAD MOHAMMED KHALIK KHAN;**


We, **(1) MR. UMESH RAJURAM PUROHIT AND (2) MR. UMAR SHAD
MOHAMMED KHALIK KHAN**, partner of the partnership firm **P. SQUARE
BUILDER & DEVELOPER**, formed under the provisions of the Partnership Act,
1932 having its registered office address at Shop no. 25, Shuklaji Street, Lambi
Chawl, Opp. Ali Shan Hotel, Nagpada, Mumbai-400008 hereinafter referred to as
the "**PROMOTER**" do hereby solemnly declare, undertake and state as under:



1. That we have a legal title report to the land on which the development of the proposed project is to be carried out C.S. No.1A/643 of Mazagaon Division, Gurupdeo Road, admeasuring 650.51 sq. mtrs. or thereabout.
2. That the project land is free from all encumbrances.
3. That the time within which the project shall be completed by the promoter is 31, December 2025.
4. That seventy per cent of the amounts to be realized hereinafter by the 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That the 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 project have been utilised for the project and the withdrawal has followed 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 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 at the time of allotment of any apartment, plot or building, as the case may be.


(MR. UMESH RAJU RAM PUROHIT)


(MR. UMAR SHAD MOHAMMED
KHALIK KHAN)

Deponents

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|-----------------------------------|
| REGISTERED VIDE |
| Sr. No. <u>415</u> |
| Page No. <u>70</u> |
| Dated <u>09/07/2022</u> |
| of Notary Register No. <u>1KB</u> |

BEFORE ME



ASADULLAH A. SAYYID
M.Com., M.Ed. LL.M
ADVOCATE & NOTARY
5, AL-YASIN (DALA), (SE),
2ND FLR., 3RD SATELLITE, 4TH
BYCULLA, MUMBAI-400 027.

EXPLAINED AND IDENTIFIED BY ME



BUTUL A. SAYYID
M. Com, L.L.B., GDCA
Advocate High Court, Mumbai
3, 4, Khan Bldg., A Block,
N.B.T. Road, Dockyard Road,
Mumbai- 400 010.