



महाराष्ट्र MAHARASHTRA

● 2022 ●

19AA 340682



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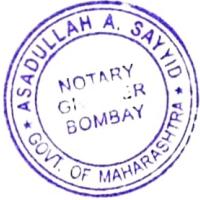
**FORM 'B'**

**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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents,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.

A handwritten signature in blue ink, appearing to read "ASADULLAH A. SAYYID".

A handwritten signature in blue ink, appearing to read "ASADULLAH A. SAYYID".

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.

*(Umesh)*

**(MR. UMESH RAJU RAM PUROHIT)**

*(Umar Shad)*

**(MR. UMAR SHAD MOHAMMED  
KHALIK KHAN)**

Deponents

**REGISTERED VIDE**

Sr. No. 415

Page No. 20

Dated 09/07/2022

of Notary Register No. 1KB

**BEFORE ME**

*Rayyid*

**ASADULLAH A. SAYYID**

M.Com., M.Ed., LL.M

ADVOCATE & NOTARY  
5, AL-YASIN (DALAI) - 18E,  
2ND FLR., 3RD SANCTUARY, 17TH  
BYCULLA, MUMBAI-400 027.

**EXPLAINED AND IDENTIFIED BY ME**

*Butul A. Sayyid*

**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.