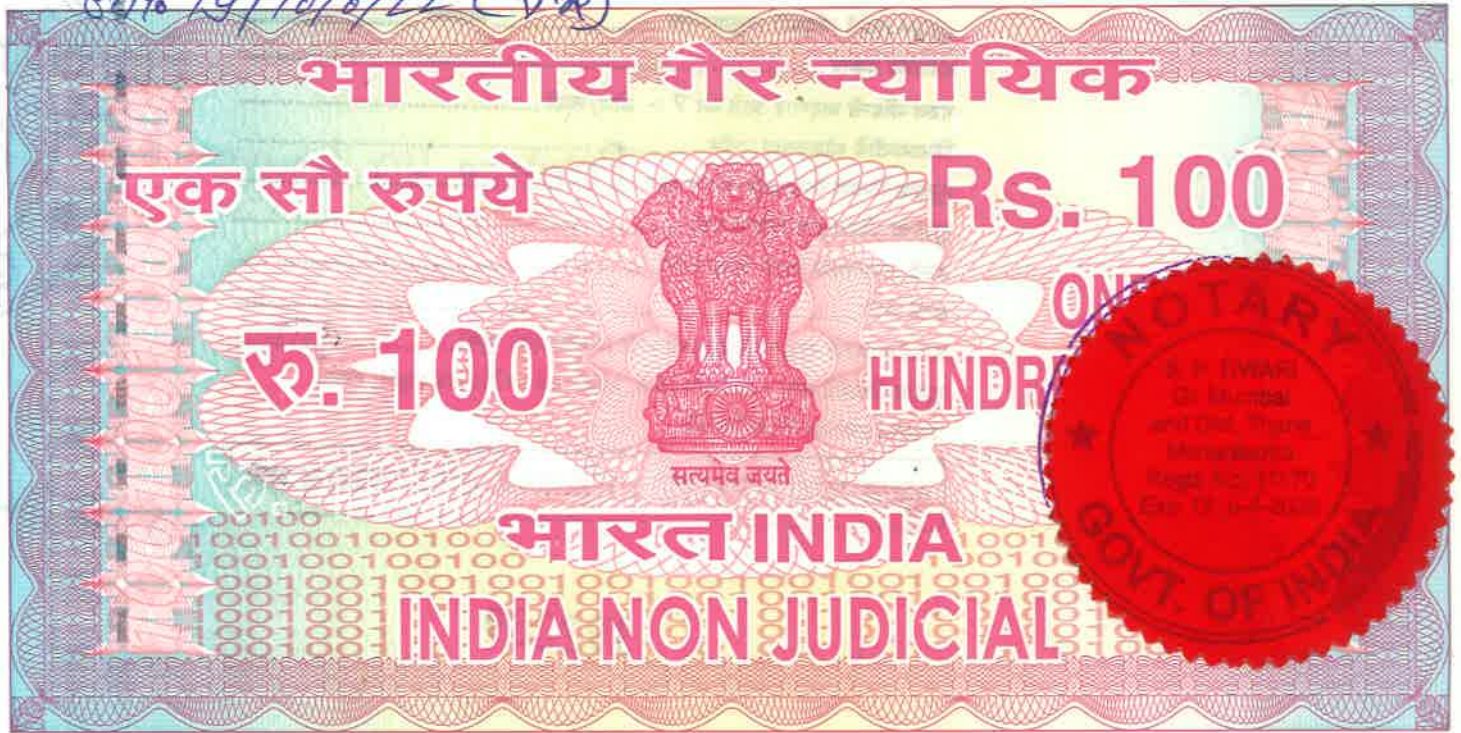


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महाराष्ट्र MAHARASHTRA

2022

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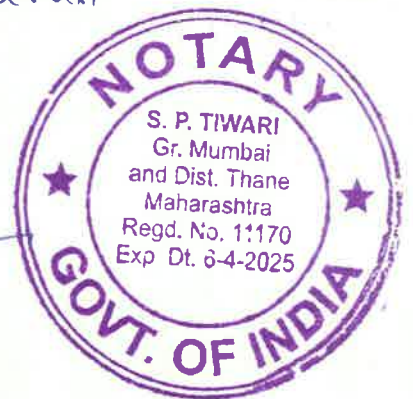
जिल्हा कोषागार कार्यालय, ठाणे

- 6 JUN 2022

मुख्य प्रमुख लिपीक



This Stamp Paper forms an Integral
part of Affidavit cum Declaration
executed by Parinee Vir Bhuvan
Redevelopment Private Limited
dated 16th June, 2022.



जाहिरपत्र

मुद्रांक नोंदणी अमुकनांक दिनांक

दस्तावा प्रकार

दस्त नोंदणी करणार आहे का ? :- होय/नाही

मिळकतीचे दोंडक्याद उर्जन

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता Parince Vir bhuvan Red + yellow (11e)

दुसऱ्या पक्षकाराचे नांव व पत्ता

हस्ते असल्यास त्याचे नांव/पत्ता

हस्ते सही

परवानाधारक मुद्रांक विकेत्याची सही (प्रमोद आर. दुबे)

मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, भीरा रोड (पूर्व), लगे

परवाना क्रमांक 9209088

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

10 JUN 2022



10 JUN 2022

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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 PARINEE VIR BHUVAN REDEVELOPMENT PRIVATE LIMITED, having CIN: U45202MH2019PTC326773, promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its authorization dated 15th June, 2022.

I, Mr. Vipul Dilip Shah, Director and the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title report of the land on which the development of the Project is proposed and a legally valid authentication of title of such land is enclosed herewith.
2. That there is no encumbrance on the land on which the development of the Project is proposed.
3. The Real Estate Project shall be completed by the Promoter on or before 30.09.2026.
4. That seventy percent 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 separate account to be maintained in a Schedule 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 Disclosure on Website) Rules, 2017 ('said Rules').

me
Vipul Shah







6. That the Promoter shall get the accounts audited within six 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 utilised for the project and the withdrawal has been in compliance with 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 Maharashtra Real Estate (Regulation and Development) Act, 2016 ('said Act') and under rule 3 of the said 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 said 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.

Handwritten signature

Deponent

VERIFICATION

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

Verified by me at Mumbai on this 16th day of June, 2022.



BEFORE ME
Handwritten signature
S. P. TIWARI
M.A., LL.B.
NOTARY
Maharashtra
(Govt. of India)
16 JUN 2022

Handwritten signature

Deponent

REGISTER	19	16/6	CYR
Sr. No.		2022	