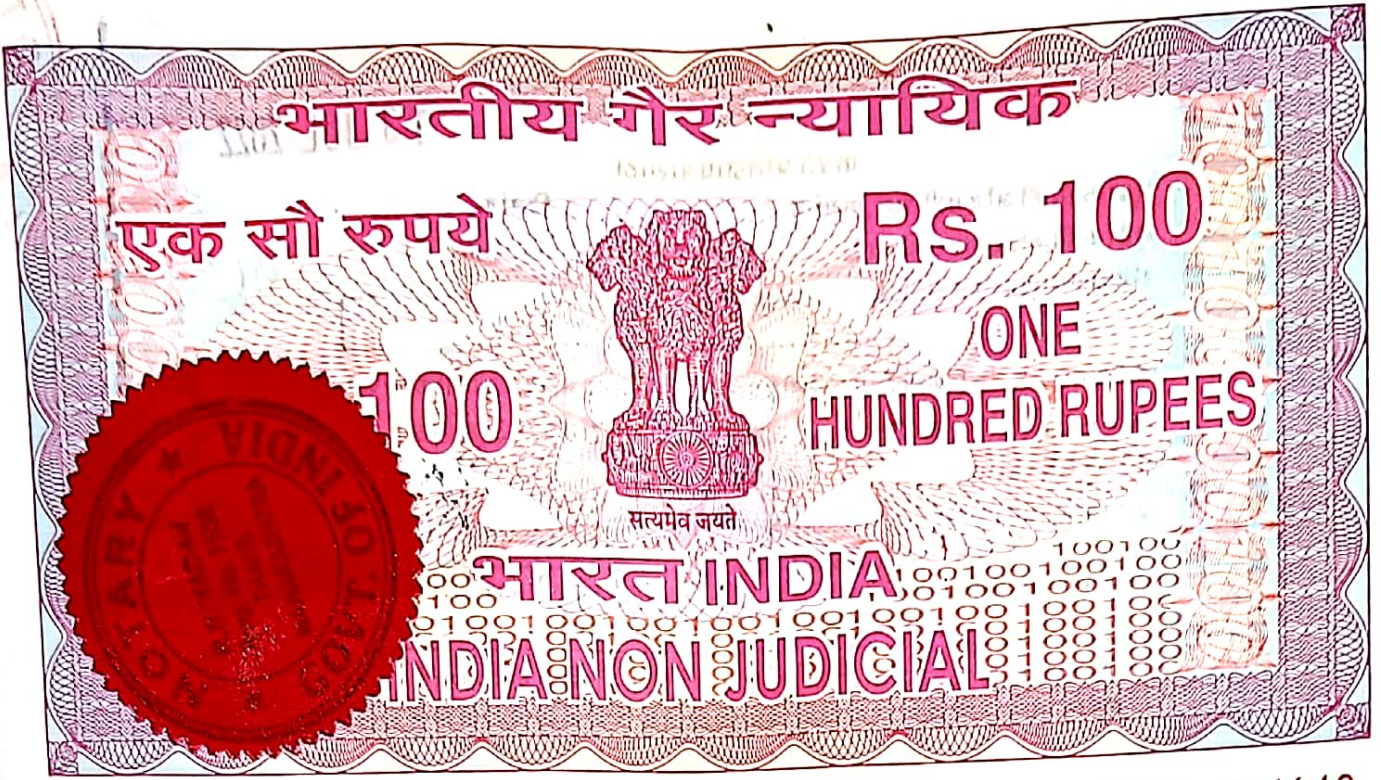


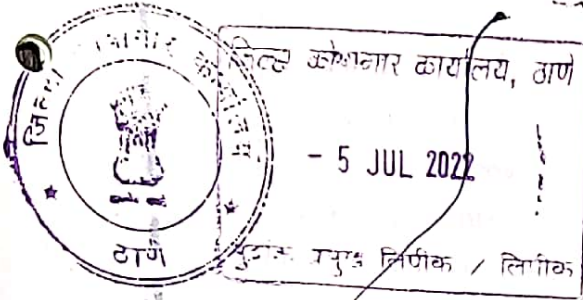


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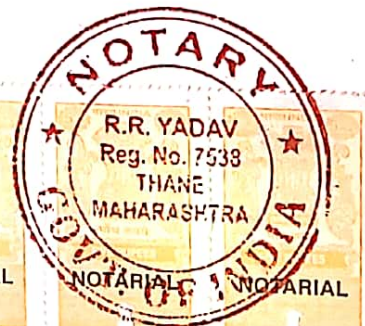
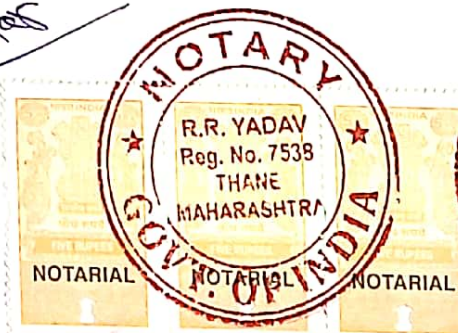
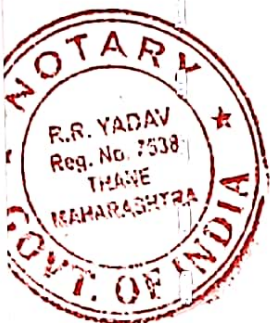


Form "B"
[See Rule 3(6)]

Declaration, Supported by An Affidavit, which shall be signed by the
Promoter or any Person Authorised by the Promoter

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Suresh Agarwal, Proprietor, M/s.
Panchsheel Builders & Developers promoter of the proposed project -
"Ananta Residency" located at Plot No. 46,47,48,49 & 50, Sector - 8, New
Panvel (East), Distt. Raigad - 410 206 duly authorised by the promoter of
the proposed project, vide its authorisation dated 10th June, 2022.



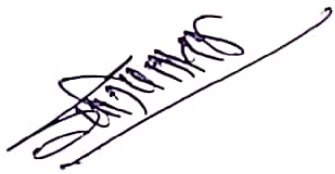
 I, Shri Suresh Agarwal, Proprietor M/s. Panchsheel Builders & Developers, promoter of the proposed project "Ananta Residency", do hereby solemnly declare, undertake and state as under :-

1. That the promoter has a legal title Report to the land on which the development of the project is proposed.

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.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration or project is 30th June, 2027.
4. (a) for new projects :
That seventy per cent of the amounts realised by me/ 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.
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.





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 Allottees at the time of allotment of any apartment, plot or building, as the case may be.

For M/s. Panchsheel Builders & Developers

Suresh L. Agarwal
Proprietor

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 Navi Mumbai on this 13th day of July, 2022.

Deponent

NOTARISED

RAMESH R. YADAV

Reg. No. 7538 3.Com. LL.B

ADVOCATE & NOTARY

RH. No. K-17 Opp. Indravati Hospital

Sector 3, Airoli, Navi Mumbai-400708

Notary Licence Exp. on: 14/01/2024

NOTED & REGISTERED

No. 1073/2022

13 JUL 2022