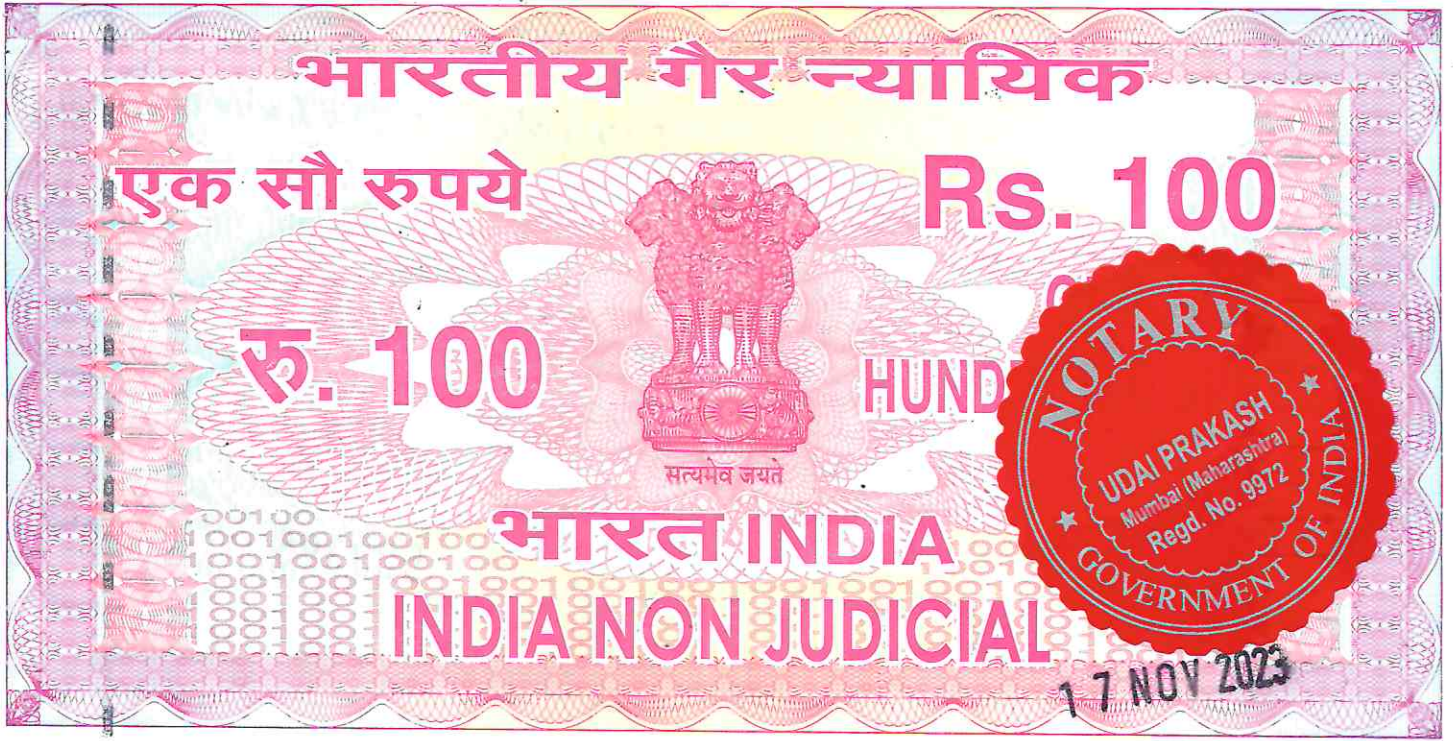
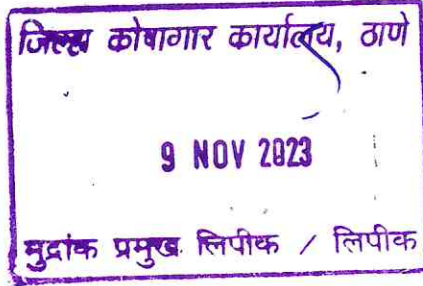




महाराष्ट्र MAHARASHTRA

2023

73AA 568261



FORM - 'B'
[See rule 3(4)]

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 Mr. Parag Saraiya, Authorized Signatory of Dynasty Infrabuilders Pvt. Ltd. having its Office at 702, Natraj, M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai 400 069, the Promoter of the proposed project known as "Rustomjee Stella", duly authorized by the Promoter of the Project vide their Board Resolution dated 9th November, 2023.

I, Mr. Parag Saraiya duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:



PS

आलेख क्र

17 NOV 2023

पुणे महानगरपालिका

संस्थापक प्रमुख

पुणे महानगरपालिका कार्यालय आहे का ? :- होय/नाही

संस्थापक प्रमुख यांच्या कार्यालय

मुद्रांक प्रिन्टिंग प्रेस/वाढी

Dynasty Infra Builders Pvt

मुद्रांक प्रिन्टिंग प्रेस/वाढी

हस्त लिखित/वाढी

हस्त लिखित/वाढी

Kyldip

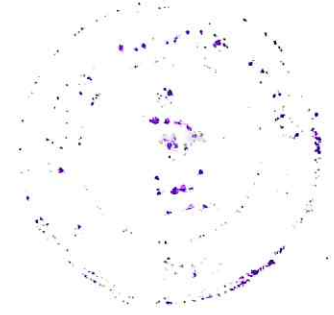
पुणे महानगरपालिका मुद्रांक प्रिन्टिंग प्रेस (पुणे नगर, पुणे)

मुद्रांक प्रिन्टिंग प्रेस - आधुनिक भवन, बांदी पार्क, सोला रोड (पुणे), पुणे.

पुणे महानगरपालिका 9209049

मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे

503395





1. That the Promoter has a legal title 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 / uploaded with Form "A".
2. That the Project Land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 31st December, 2027.
4. For new projects
 - a. That, seventy per cent of the amounts realized by 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 to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, 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 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.
8. That, Promoter shall take all the pending approvals on time from the competent authorities.
9. That, Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



BEFORE ME

Deponent

[Signature]
20/11/27
UDAIPRAKASH (M.A.L.L.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. No. 9972
Room No. 10, S. No. 94, Ishwadi, Kharodi Village,
Marve Road, Malad (W), Mumbai - 400 095.

VERIFICATION

I, Mr. Parag Saraiya, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 20th day of November, 2023


Deponent

BEFORE ME


20/11/23

UDAIPRAKASH (M.A.L.L.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. No. 9972

Room No. 10, S. No. 84, Ishwardi, Kharodi Village,
Marve Road, Malad (W), Mumbai - 400 086.

NOTARIAL REG. NO. 42
Sr. No. 11645 Page No. 64
Date 20/11/2023