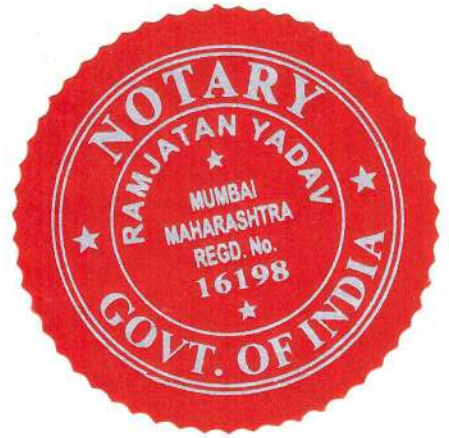




FORM-B
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Pankaj Shantilal Parikh Director of Prieska Real Estates Pvt. Ltd. (Promoter), duly authorized by the Promoter for their project known as "Peninsula Residency" (Bldg. No. 3), vide its/his/their Resolution dated 30th March, 2021;

I, Pankaj Shantilal Parikh duly authorized by the promoter of the aforesaid project do hereby solemnly declare, undertake and state as under:

1. That I and Prieska Real Estates Pvt. Ltd. have / has a legal title report to the land on which the development of the aforesaid project is to be carried out.
2. That the project land is free from all encumbrances and there is no litigation pending before any Court of Law with respect to the aforesaid project.
3. That on or before 31st March, 2023 the aforesaid project shall be completed by me / promoter from the date of registration of project;
4. For ongoing project on the date of commencement of the Act:
That seventy percent of the amounts realized hereinafter 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 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That I / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / the promoter shall take all the pending approvals on time, from the competent authorities.

For Prieska Real Estates Private Limited

Director

8. That I / 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

11. That I/the promoter shall adhere to Real Estate Regulatory Act & Rules, regulation made thereunder for preparation of the Proforma of the Allotment Letter/Agreement for Sale and we shall upload these documents as soon as they are ready.

For Priesta Real Estates Private Limited

Director

Deponent

Verification

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

For Priesta Real Estates Private Limited

Director

Deponent

Verified by me at Mumbai on this 7th day of April, 2021.



BEFORE ME

R. J. Yadav 08/04/2021

R. J. YADAV
B.A., LL.B.
NOTARY, MUMBAI
MAHARASHTRA
(Govt. of India)

8 APR 2021



CHALLAN
MTR Form Number-6



GRN	MH000257221202122E	BARCODE			Date	07/04/2021-14:11:27		Form ID		
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Non-Judicial Stamps Purchase of Franking Code SoS Mumbai only				TAX ID / TAN (If Any)					
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR				PAN No.(If Applicable)	AACCP2701N				
Location	PALGHAR				Full Name	PRIESKA REAL ESTATES PVT LTD				
Year	2021-2022 One Time				Flat/Block No.	SURVEY NO 346 HISSA NO 6 7 12 13 14 17				
Account Head Details		Amount In Rs.		Premises/Building						
0030045501 Amount of Tax		200.00		Road/Street	OFF DMART ROAD OPPOSITE PENINSULA PARK					
				Area/Locality	VIRAR WEST DIST PALGHAR					
				Town/City/District						
				PIN		4	0	1	3	0 3
				Remarks (If Any)	FORM B AFFIDAVIT CUM DECLARATION AS PER MAHARERA					
				Amount In	Two Hundred Rupees Only					
Total			200.00	Words						
Payment Details				FOR USE IN RECEIVING BANK						
PUNJAB NATIONAL BANK										
Cheque-DD Details				Bank CIN	Ref. No.	03006172021040700455		305299493		
Cheque/DD No.				Bank Date	RBI Date	07/04/2021-14:12:38		Not Verified with RBI		
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				



Department ID : Mobile No. : 8976819919
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.