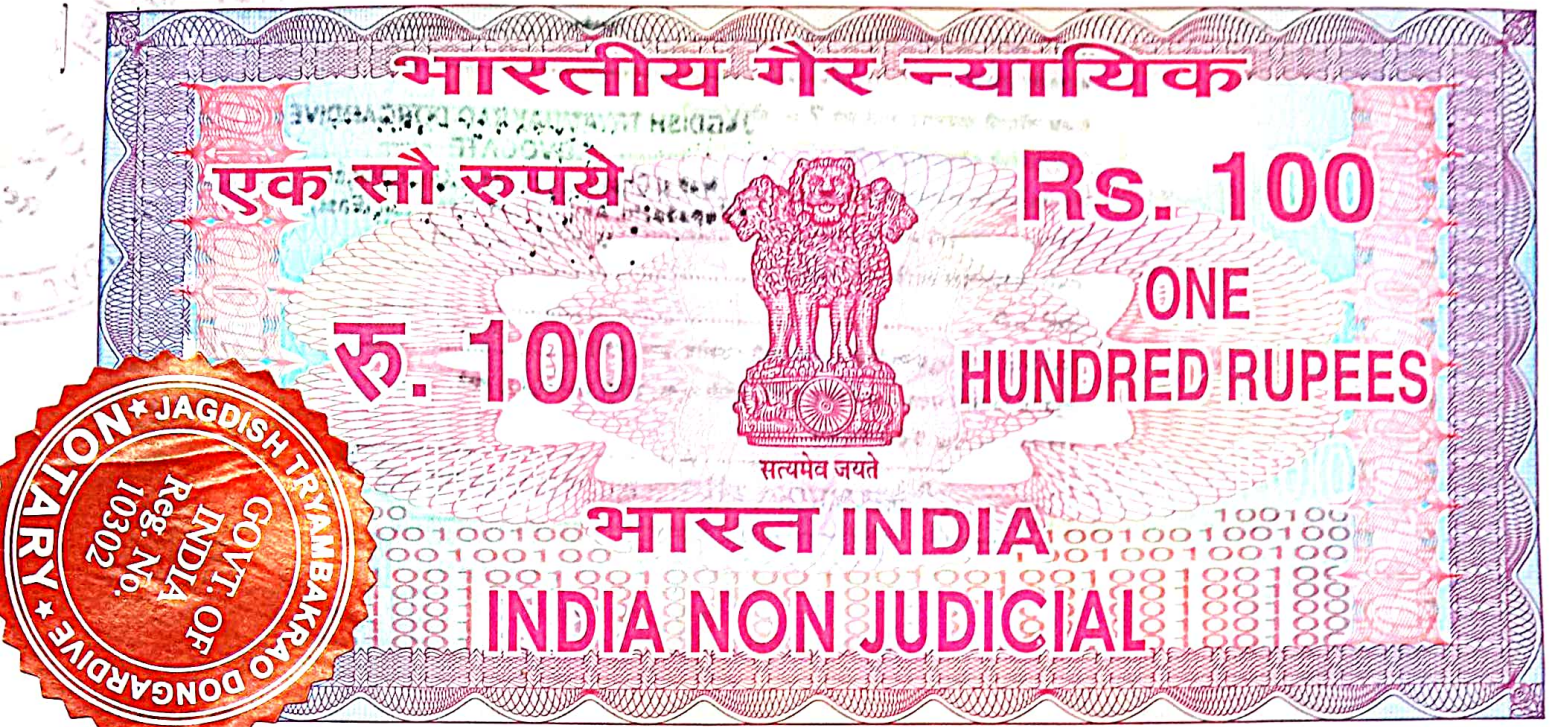
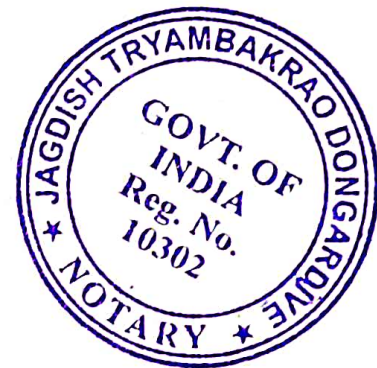
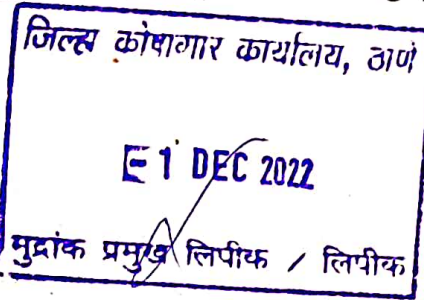




महाराष्ट्र MAHARASHTRA

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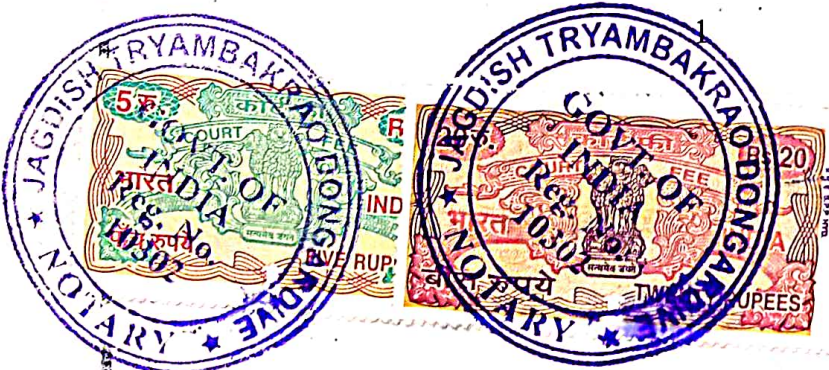
FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. SAKET SHAMJI PATEL of the proposed project
/ duly authorized by ANS LIFESTYLE REALTORS LLP the promoter of the
proposed project, vide its/his/their authorization dated _____

Cont... Page 2



जोडपत्र २

- 1 DEC 2022

पुढील विषये नोंदवली असल्याने...

प्रमाणित प्रमाण...

पत्रक नोंदणी करणार आहे का ? :-

JAGDISH TRYAMBAKRAO DONGARDIVE

निष्ठावरील द्यावयात वर्णन

ADVOCATE

मुद्रांक दिवस येणाऱ्याचे नांव व पत्ता

Natal Chawl, Gannikar, Kanti Nagar,

मुद्रांक दाखल करणारे नांव व पत्ता

Zopadatti, Akurli Road, Kendivali (East),

दरमि अस्तव्यस्त त्याचे नांव/पत्ता

Mumbai - 400 101.

वसते सती

प्रमाणित प्रमाण मुद्रांक दिवसाची सती (प्रमाणित असेल, हुणे)

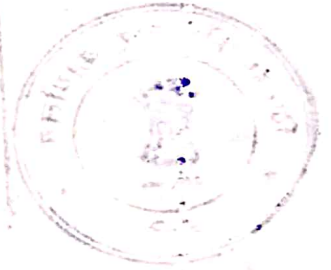
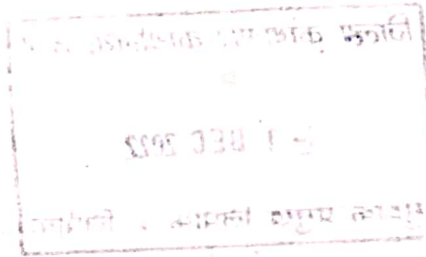
मुद्रांक दिवसाचे पत्ता - आदेशचर कृष्ण, शांती पार्क, मीरा रोड (पूर्व), मुंबई.

परमाणु क्रमांक १२०१०४६

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे.

673955

- 1 DEC 2022





I, promoter of the proposed project / duly authorized by the promoter of the proposed project does hereby solemnly declare, undertake and state as under:

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

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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.

OR

Those details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration **31/05/2025**

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 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 has 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.

Cont... Page 3

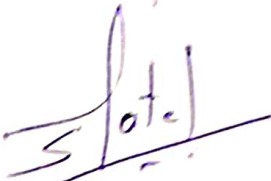




8. That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

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.


Deponent

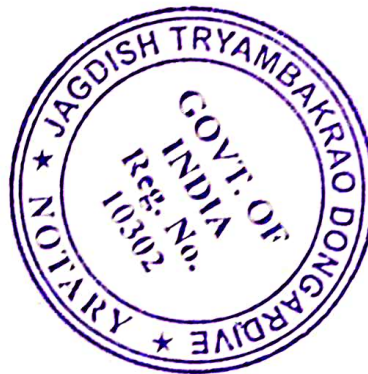
Verification

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 _____ on this day of _____

1-17 DEC 2022


Deponent



ATTESTED BY ME


JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chowli Committee, Kranti Nagar
Zopadpatti, Akurli Road, Kandivali (East)
Mumbai - 400101.

- 7 DEC 2022