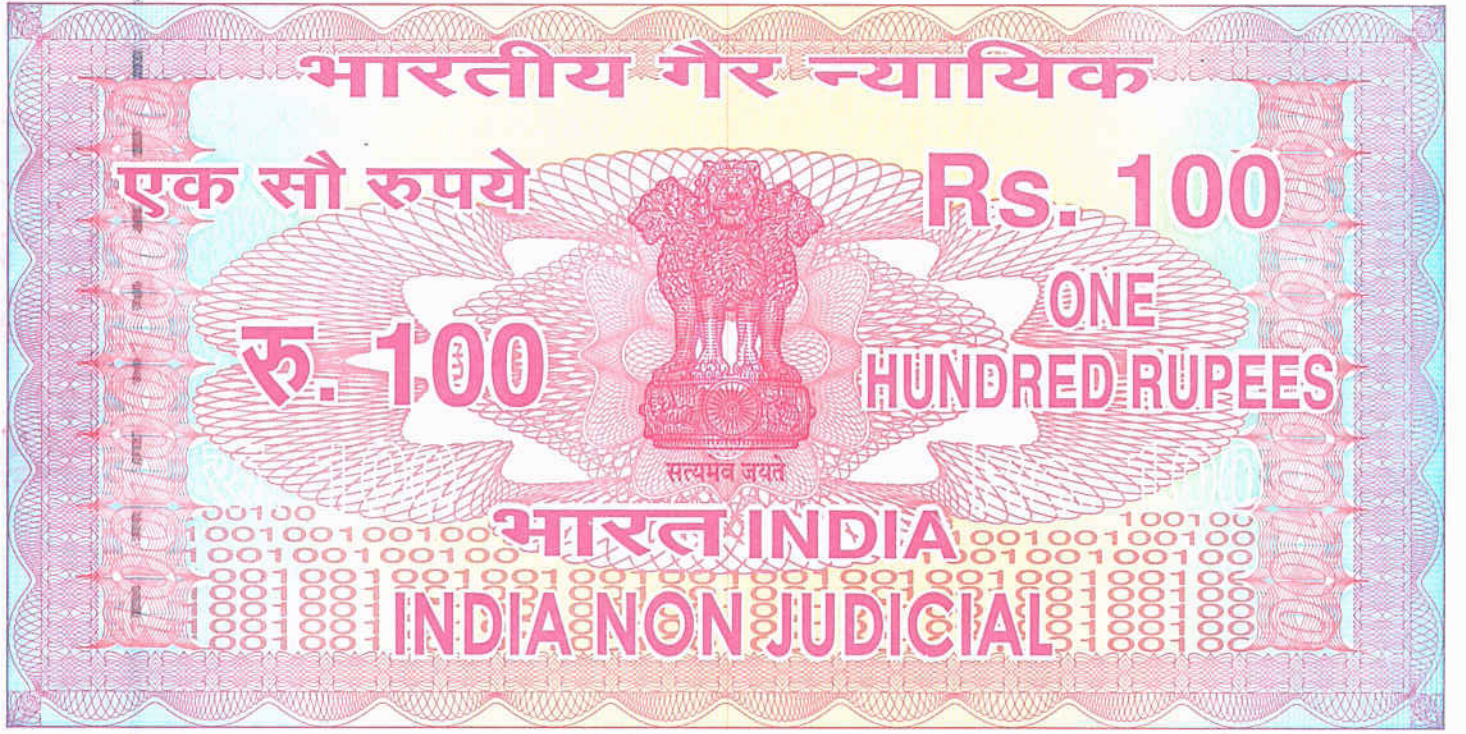




महाराष्ट्र MAHARASHTRA

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17AA 796955

अनु.क्र. 44/69 दि. 10 AUG 2022 मु.शु.रकम. 100/-

दस्तावा प्रकार फक्त प्रतिज्ञापत्रासाठी

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिलकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव G. K. Kulkarni

पत्ता K. M. P. K.

दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता Y. D. D. D.

मुद्रांक विकत घेणाऱ्याची सही

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक

खरेदी केल्यापासून ६ महिन्यात बांधणे बंधनकारक आहे.

चिठ्ठण देवराव लडकत

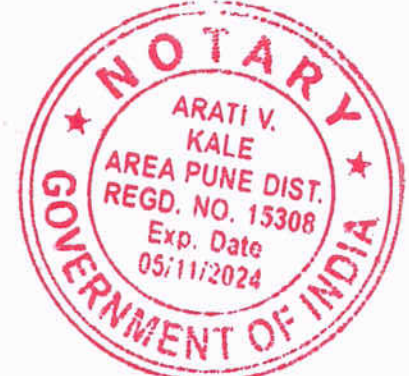
परवाना क्र. २२०११२५

४२५, सोमवार पेठ, पुणे-११



03 AUG 2022

प्रथम मुद्रांक लिपीक कोषागार पुणे करिला



FORM - B

AFFIDAVIT CUM DECLARATION

Handwritten signature and blue ink signature.

We, **THE EXCELLAA**, having registered office at 3AA, Edena, M K Road, Marine Lines, Mumbai - 400020, are owners of the proposed project "**EXCELLAA PROSPERA**" located at Sr. No. 76/1/B Plot No 39, Bavdhan Budruk, Taluka – Mulshi, District – Pune do hereby solemnly declare, undertake and state –

1. That we have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the project shall be completed within the stipulated time from the date of registration, i.e., 31/12/2027.
4. That, seventy percent of the amounts to be released hereinafter by us for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in 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 That the amounts from the separate account shall be withdrawn in proportion of percentage of completion of project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 practicing chartered accountant, and it shall be verified during audit that amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion of the percentage of completion of the Project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we 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 7 days of the changes occurring.
10. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For **THE EXCELLAA**

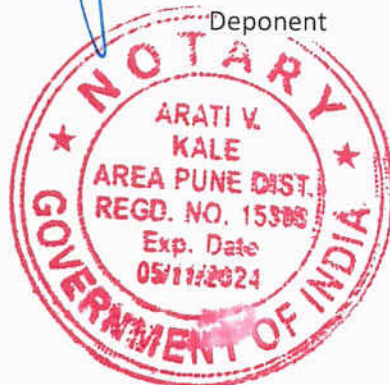
06 SEP 2022

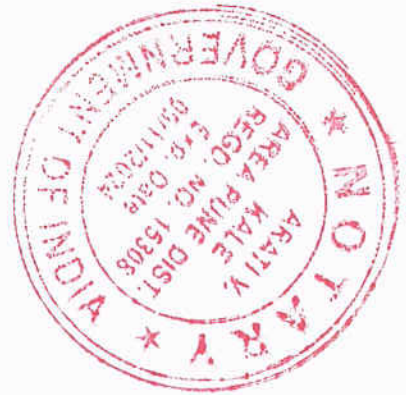
Mr. Kishore Bhurmalji Jain
Deponent

BEFORE ME

Arati V. Kale
ARATI V. KALE
NOTARY GOVT. OF INDIA
PUNE, MAHARASHTRA
Noted And Registered
at Serial Number: 1454/2022

Mr. Nilesh Shamlal Agarwal
Deponent





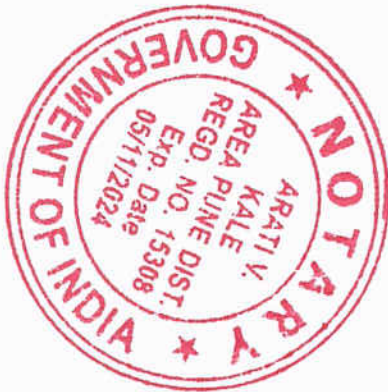
Verification

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

Verified by us at Pune on this 02nd Day of September 2022.

For THE EXCELLAA

Mr. Kishore Bhurmalji Jain
Deponent



Mr. Nilesh Shamlal Agarwal
Deponent