



महाराष्ट्र MAHARASHTRA

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BA 449657

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



प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क्र. ८००००९९  
22 JAN 2021  
सक्षम अधिकारी

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.VASANT MEGHJI RAJYAGOR Promoter for the proposed project and Partner of M/s. PRANAY REAL ESTATE DEVELOPERS and duly authorized by the PARTNERS OF M/S. PRANAY REAL ESTATE DEVELOPERS for the proposed project, vide their authorization dated 03.12.2020;

I, Mr.VASANT MEGHJI RAJYAGOR (Partner of PRANAY REAL ESTATE DEVELOPERS) and Promoter of the proposed project duly authorized by partners of M/s. PRANAY REAL ESTATE DEVELOPERS for the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, M/s PRANAY REAL ESTATE DEVELOPERS (Promoters) have 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 herewith.

*[Handwritten signature]*



2. That, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me / Promoter is 36 months.

4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from allottees, from time to time, shall be deposited in a separate account to be maintained in a Nationalised 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice and that the withdrawal is in proportion to the percentage of completion of the project.

That, I / 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 this particular project have been utilized for this project only and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, I / promoter shall take all the pending approvals from time to time from the competent authorities.

9. That, I / promoter have furnished such other documents as have been prescribed by the rule and regulations made under the Act.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, in the propose project as the case may be, on any grounds.

#### Verification

I, the deponent above, do here by 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 01<sup>ST</sup> day of MARCH 2021

Deponent

Deponent

Register No. 112/2021  
Date: - 9 MAR 2021

SIGNED BEFORE ME  
- 9 MAR 20

JAYANTI K. GADA  
ADVOCATE & NOTARY PUBLIC  
B/A. Mahavir Jyot, Vallabhbaug Lane,  
Mumbai - 400 077.