



महाराष्ट्र MAHARASHTRA

2024

03AB 829263



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

श्रीमती लता सांगळे

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. DHARMESH KISHORE CHHEDA Lessee AND promoter
of the proposed project "Princecare Amaraa" situated at Plot no 210/C & 210/E, Dr.
Ambedkar Road, Matunga East Mumbai 400019. CS NO189B/10&CS NO189D/10

I, Mr. DHARMESH KISHORE CHHEDA Designated Partner of Ms. PrinceCare Amaraa
LLP and promoter of the proposed project do hereby solemnly declare, undertake and
state as under:

1. That 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.





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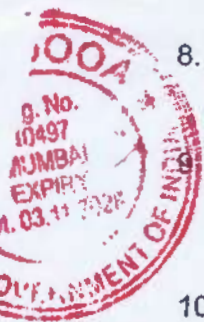


प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००९
21 MAY 2024
सहस्र अधिकारी

श्रीमती लता सांगळे

2. That, the said land is free from all encumbrances.
3. The proposed project shall be completed by me/promoter on or before 31. 05. 2028.
4. That hundred percent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That 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.
10. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the 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.

For PrinceCare Amaraa LLP

Dharmesh Chheda

Partner/Authorised Signatory

**Dharmesh Kishore Chheda
Deponent**

Verification

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

Verified by me at **Mumbai** on this **12th** day of **June 2024**

For PrinceCare Amaraa LLP

Dharmesh Chheda

Partner/Authorised Signatory

**Deponent
Mr. Dharmesh Kishore Chheda**

Attested by me

[Signature]
12/6/24



RAKESH P. DOOA

**B. Com., LL.B.
Advocate: High Court,
Notary Government Of India
Shop No. 8, Kondaji Bldg. No. 3
Behind Tata Hospital, Parel,
Mumbai - 400012.**