



महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई.
प.सू.ति.क्र. ८००००९५
23 MAY 2023
सबम अधिकारी

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

श्री. जे. पी. वाईकर

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. Yash Poddar, Partner of Poddar
Creators LLP, promoter of the proposed project;



[Signature]

29 MAY 2023

002343

जाडपत्र-9 Annexure - 1

भवतः धर्मिज्ञापनासाठी Only for Affidavit

मुद्रांक विभाग येथील यादी नमूद

मुद्रांक विभाग येथील यादी नमूद

मुद्रांक विभाग येथील यादी नमूद

PODDAR CREATORS LLP
Plot No. 28, Shah Industrial Estate,
New Link Road, Opp Anna Temple
Kandhari (West), Mumbai 400 053

मुद्रांक विभाग येथील यादी नमूद

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मुद्रांक विभाग येथील यादी नमूद



I, Mr. Yash Poddar, Partner of Poddar Creators LLP promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, promoter has a legal title 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.
3. That the time period within which the project shall be completed by me from the date of registration of project is 30th June 2028



4. That seventy per cent of the amounts realized 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
8. That I /the promoter shall take all the pending approvals on time, from the competent authorities.
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.

For PODDAR CREATORS LLP


Deponent PARTNERS

Verification

I, the deponent above, do hereby 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 by me at Mumbai on this 21st day of June 2023.

For PODDAR CREATORS LLP



PARTNERS

Deponent

BEFORE ME




UDAI PRAKASH (M.A.L.L.B.,)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. NO. 9972

Office No. 10, S. No. 94, Instwadi, Kharodi Village,
Wing Road, Malad (W), Mumbai - 400 095.

NOTARIAL REG. NO. 22

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Date 21/06/2023