

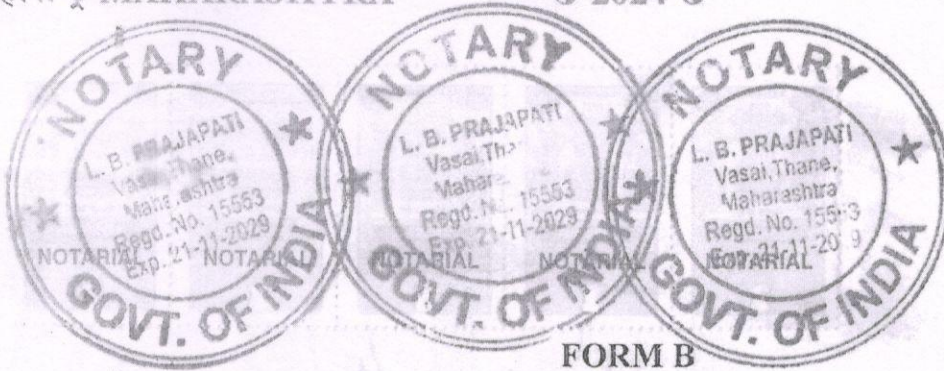
Regd No 636/94/03/2025



महाराष्ट्र MAHARASHTRA

2024

CU 525496



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८००००९४
24 OCT 2024
संक्षम अधिकारी C

श्रीमती सुषमा चव्हाण

FORM B

[Rule 3(6)]

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 Jatin Ujjini Authorized Representative of M/s Purva Oak Private Limited having Registered Office at 130/2 Ulsoor Road Near HDFC Bank Bangalore - 560042, Promoters of the Project Purva Panorama Tower C on the land being Survey No. 99/2,115/2,114/4 do hereby solemnly declare, undertake and state as under:




जोडपत्र - 9 Annexure - 1.

14 NOV 2024

फक्त प्रतिज्ञापनासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता

मुद्रांक विक्री नोंद वही अंक, घटकक्रमांक

मुद्रांक विकत घेणाऱ्याची सही

परवाना क्रमांक : 6000098

मुद्रांक विक्रीचे ठिकाण/पत्ता: मंत्रालय बँक चौक, वासई, मुंबई

दि. महाराष्ट्र मंत्रालय ऑफ अफाईड ऑफिससाठी, ऑ.प. बँक लि.

मंत्रालय-800 032.

शासकीय कार्यालयासमोर/व्याजवसुलीसमोर प्रतिज्ञापन करणेसाठी मुद्रांक

कागदाची आवश्यकता नाही. (शासन आदेश दि. 09/09/2008 मुंबई)

ज्या कारणासाठी ज्याची मुद्रांक भरणी करणे त्याने त्याप कारणासाठी मुद्रांक भरणी

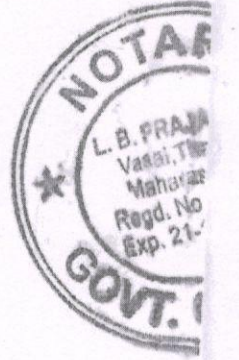
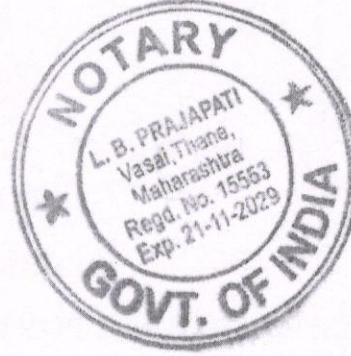
केवळपासून 6 महिन्यात वाढरणे बंधनकारक आहे.

PURVA OAK PRIVATE LIMITED
One BKC, C Wing, 13th Floor,
Unit No. 1307, Plot No. C-66,
G Block, Bandra Kurla Complex,
Bandra (E), Mumbai-400051.

परवानाधारक मुद्रांक विक्री करी

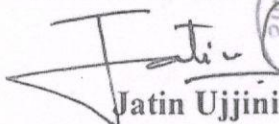
14 NOV 2024

सागर जगन्नाथ माने



1. That the promoter has a legal title Report to the land on which the development of the project is proposed
2. That the project land is free from all encumbrances subject to mortgage with **Standard Chartered Bank (Security Trustee: Catalyst Trusteeship Limited) dated 16/10/2024.**
3. That the Project shall be completed by us on or before **31/03/2031.**
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 shall be withdrawn in accordance with Rule 5.
6. That 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.
7. That the promoter shall take all the pending approvals on time from the competent authorities.
8. 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, within seven days of the said changes occurring.
9. That the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

For Purva Oak Pvt Ltd


Jatin Ujjini

(Authorized Signatory)

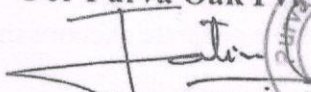


Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

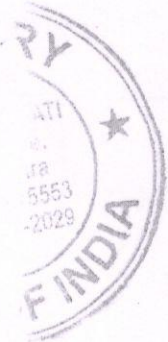
Verified by me at Mumbai on this 24th day of March, 2025

For Purva Oak Pvt. Ltd.


Jatin Ujjini
(Authorized Signatory)



Encl : Board Resolution for Authorized Signatory

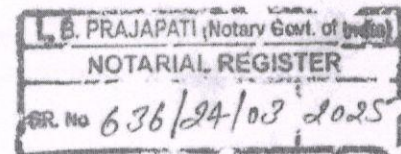


BEFORE ME

L.B. Prajapati 24/03/25

L. B. PRAJAPATI
M.A. LL.B
NOTARY, VASAI, THANE
MAH. RASHTRA,
GOVT OF INDIA

24 MAR 2025



PURVA OAK PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS ("BOARD") OF PURVA OAK PRIVATE LIMITED HELD ON MONDAY, THE 4TH DAY OF NOVEMBER 2024 AT 06.00 P.M.

**AUTHORISATION FOR RERA REGISTRATION IN CONNECTION WITH THE PROJECT OF THE COMPANY-
"THANE PURVA PANORAMA "**

"RESOLVED THAT Mr. Niraj Kumar Gautam, Director, Mr. Mitesh Mehta (PAN: ADUPM7581P), Authorised Signatory and Mr. Rajat Rastogi (PAN: AFYPR1710H), Mr. Jatin Ujjini. C S (PAN: AZLPJ7124N) and Ms. Bhakti Jadhav (PAN: ATWPB4249F), Authorized Representatives of the Company be and are hereby severally authorized to represent the Company, to appear before the Maharashtra Real Estate and Regulatory Authority ("Authority"/"MAHARERA") and to undertake all such acts, deed, procedures and processes pertaining to registration and all other Legal proceedings of project Thane Purva Panorama Wing A,B,C,D and E situated at Survey no's : 99/2,114/4 and 115/2 at Village Kolshet, Thane (W) 400607 ("Projects") and they are severally authorized to do the following acts, deeds and things on behalf of the Company in connection with the said Projects:

- i. Appear on behalf of the Company.
- ii. Make suitable representations before this Authority with respect to change of Promoter, Extension Application, Modification Application and any other suitable application or representation as may be required.
- iii. Sign affidavits, applications, and undertakings.
- iv. Furnish relevant documents.
- v. Certify and authenticate documents.
- vi. Provide necessary clarification and explanations.
- vii. Do all other acts, deeds and things incidental to and in connection with the mentioned Project registration and compliances for the Project under MAHARERA, as they deem fit.

RESOLVED FURTHER THAT Mr. Vishnumoorthi H and Mr. Niraj Kumar Gautam, Directors, be and are hereby severally authorized to issue a certified true copy of this resolution;

RESOLVED FURTHER THAT certified true copy of this resolution being forwarded to the respective authorities for being acted upon."

**CERTIFIED TRUE COPY
FOR PURVA OAK PRIVATE LIMITED**


**VISHNUMOORTHI H
DIRECTOR
DIN: 05139136**

