



महाराष्ट्र MAHARASHTRA

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DC 032968



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.नि.नं. १००००१६
30 JAN 2025
नदाम अधिकारी

क्षीमता सयमा तद्वत्

THIS STAMP PAPER FORMS AN INTEGRAL PART
OF THIS FORM 'B' AFFIDAVIT CUM DECLARATION
DATED EXECUTED BY
D.N. NAGAR SAI KRUPA CHSL
IN FAVOUR OF / IN BETWEEN / AMONGST

Signature





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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Prashant Vichare, being a secretary of Land Owner M/s D.N. Nagar Sai Krupa CHSL, the property which is now being developed by M/s Platinumcorp Elegant Housing LLP duly authorized vide registered Development Agreement (dated 26th September, 2024).

Project bearing address Building No. 27 on CTS No. 195(pt.), DN Nagar, Andheri West, Mumbai.

I, Mr. Prashant Vichare duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land is provided / uploaded by promoter with the Application for Registration of the Project with the Authority.

2. That project is free from all encumbrances and litigation save and except the encumbrances & litigations uploaded by the promoter with the Application for Registration of Project with the Authority.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is 31st December, 2028,

4. That seventy per cent of the amounts to be realized hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

6. 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, in practice, 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 Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That the promoter 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.

P. N. Chavre
Deponent



Verification

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

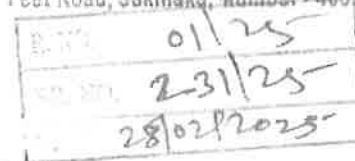
Verified by me at Mumbai this 28/02/2025



BEFORE ME

Ruby 28/02/2025
RAGHAVENDRA C. DUBEY
(B.A.L.L.B.)

ADVOCATE & NOTARY GOVT. OF INDIA
2, Shanti Seva Sangh, Notaji Nagar,
90 Feet Road, Sakinaka, Mumbai - 400 072





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प.मु.नं. १००००१६
30 JAN 2025
सक्षम अधिकारी

श्रीमती सुषमा चव्हाण,

THIS STAMP PAPER FORMS AN INTEGRAL PART
OF THIS FORM-B, AFFIDAVIT CUM DECLARATION

DATE 28/02/2025 EXECUTED BY
MR. URMINDER SINGH SEERA, NOMINEE PARTNER OF HIS PLATINUMCORP
ELEGANT HOUSING LLP IN FAVOUR OF / IN LIEU OF / AMONGST Maha RERA



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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Gurminder Singh Seera, Nominee Partner of M/s Platinumcorp Elegant Housing LLP duly authorized by the promoter of the proposed project, vide their authorization dated 18th February, 2025.

Project bearing address Building No. 27 on CTS No. 195(pt.), DN Nagar, Andheri West, Mumbai.

I, Mr. Gurminder Singh Seera duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1 That promoter has a legal title Report to the land on which the development of the project is proposed
AND
a legally valid authentication of title of such land is provided / uploaded by promoter with the Application for Registration of the Project with the Authority.
- 2 That project is free from all encumbrances and litigation save and except the encumbrances & litigations uploaded by the promoter with the Application for Registration of Project with the Authority
3. That the time period within which the project shall be completed by promoter from the date of registration of project is 31st December, 2028.
4. That seventy per cent of the amounts to be realized hereinafter by 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 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- 6 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 in practice, 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 Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

[Signature]





That the promoter 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 PLATINUMCORP ELEGANT HOUSING LLP

Deponent

[Signature]
AUTHORISED 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 this 28/02/2025



R.NO.	01/25
SR. NO.	230/25
DATE.	28/02/2025

BEFORE ME
[Signature] 28/02/2025
RAGHAVENDRA C. DUBEY
(B.A.L.L.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
2, Shanti Seva Sangh, Netaji Nagar
90 Feet Road, Sakinaka, Mumbai - 400 012

