

महाराष्ट्रं MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, **मुंबई** प.मु.ति.क. ८०००**६** 3 1 DEC 2024 स**क्षम अधिका**री

श्री. विनायक व. जाधव

S: R: 4002 Date: 21/9/2

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

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. Ankur Jadhav, authorized signatory of Larsen & Toubro Limited having its office at L&T House, N. M. Marg, Ballard Estate, Mumbai 400001, the Promoter of the project known as Emerald Isle – T16 registered with MahaRERA under project registration number - P51800013504, duly authorized by the Promoter of the Project vide its authorization dated 18th September 2021.

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LARSEN & TOUSRO LIMITED

L&T House, Ballard Estate, जाडपे अपिकायकार Only for Alidavie का

मुद्रांक विकत घेणा-वार्षे गाय मुद्रांक विकत घेणा-वार्षे रहिवासी पत्त्र मुद्रांक विकिवादतयी औं बसी अतु. क्रमांक

मुद्रांक विकत पेणाऱ्याची सही भर सहायहरू करांच विकित्याची सही पर वालाहरू गांक: ८०००० हैं प्राप्त हैं स्वार्थ हैं स्वर्थ हैं स्वर्य हैं स्वर्थ ह

- 3 JAN 2025

TO 100 March 1985

I, Mr. Ankur Jadhav, duly authorized by the Promoter of the project, do hereby solemnly declare, undertake and state as under:

The Promoter is in process of developing in a phase wise manner a land admeasuring proximately 1,37,545.20 sq. mtrs or thereabouts at Survey No. 117-A, 117A/1, 117-B, 117-C (Old Survey No. 50) in the Village of Tungwa, Taluka Kurla, Powai Estate Division, in the registration district and sub-district of Mumbai city and Mumbai Suburban. The present proposed project "Emerald Isle – T16" is located at Part of CTS 117A 1D of Village Tungwa in Powai Estate Division, Taluka Kurla, Saki Vihar Road, Powai, 400072.

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

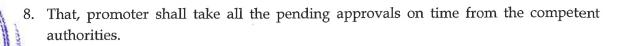
AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

- 2. The Project Land is free from all encumbrances.
- 3. That the time period within which the project shall be completed by me/Promoter is December 31, 2025.
- 4. For new projects
 - a. That, seventy per cent of the amounts realized 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 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, 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.

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- 9. That, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That, 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.

Deponent

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 20th Manch day of 2025

Deponent

BEFORE ME

ADVOCATE & NOTARY
GOVT. OF INDIA

Res. 129, A-Wing, Appli Ekta Hsg. Soc Nav Pada, Marol Naka, A. K. Road, Andheri (E), Mumbai-400 059



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