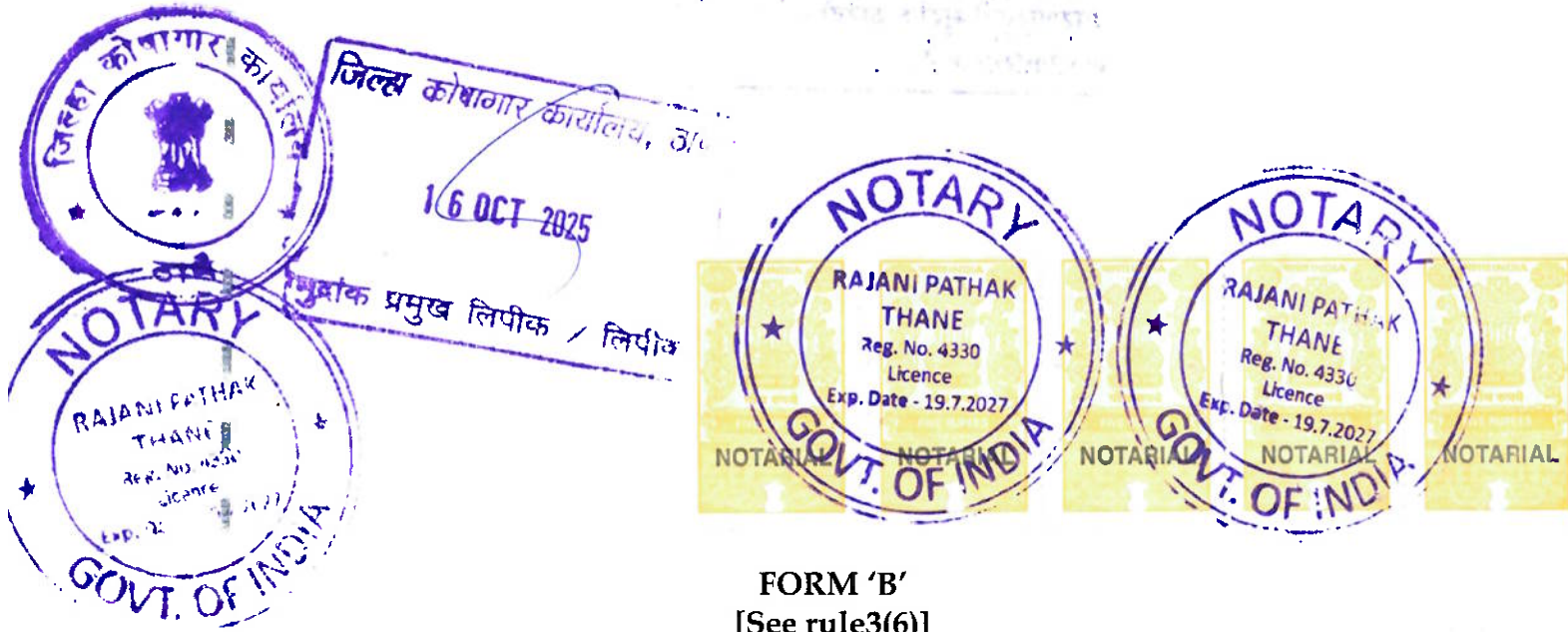




महाराष्ट्र MAHARASHTRA

2025

EF 460077



FORM 'B'

[See rule3(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. Prashant Rathod duly authorized by the Promoter of the proposed project **Invictus by GS Tower A** situated on plot bearing CTS No: 647, MIG Colony, Gandhi Nagar, Bandra (East) Mumbai - 400 051 in Registration Sub-District of Mumbai, vide its his authorization dated 10th September, 2025.

जोडपत्र - २

770036

2.8 OCT 2025



मुद्रांक विक्री नोंदवही अनुक्रमांक

इस्ताचा प्रकार

दस्त नोंदणी करणार आहेत का ? :- होय/नाही

मुद्रांक विक्रीचे थोडक्यात वर्णन

मुद्रांक विक्रीचे मालकाचे नांव

हस्ते असल्यास त्याचे नांव, पत्ता

सही

दुसऱ्या पक्षकाराचे नांव

मुद्रांक शुल्क रक्कम

गरवानाधारक मुद्रांक विक्रीच्याची आहे-

श्री. शंकर साहेबराव यादव)

मुद्रांक विक्रीचे ठिकाण/पत्ता-जिल्हा उभय न्यायालय, ठाणे.

रवाना क्रमांक - 9209029

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला आहे

कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यांत

बंधनकारक आहे.





I Prashant Rathod duly authorized by the Promoter of the proposed project **Invictus by GS Tower A** do hereby solemnly declare, undertake and state as under:

1. That Promoter has legal title over the land on which the development of the proposed project is to be carried out and a legally valid authentication of title report of such land is being uploaded on RERA website.

2. There is no encumbrance on the Project Land. The detail of litigations on project land is also being uploaded on the RERA site.

3. That the time period within which the Real Estate Project shall be completed by the Promoter is **31.08.2031**

4. (a) For new Real Estate Project:

That seventy per cent of the amounts realised 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

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 utilised 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 the pending approvals, if any, on time, from the competent authorities.

8. That the Promoter shall inform the Authority regarding all the changes that may occur 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.



NDIA

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/s at the time of allotment of any apartment, plot or building, as the case may be.



[Signature]
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 on this 28th day of Oct, 2025.

BEFORE ME

Rajani Pathak
B.Sc., LL.M.
NOTARY & ADVOCATE

Ground Floor, Medha House,
Behind Aadarsh Sanskar Kendra/Garden,
Oppo. Rationing Office, Court Naka, Thane.
Mob. No. 9930538766 / 9821138766



[Signature]
Deponent



NOTED & REGISTERED
Sr. No. A452205

28 OCT 2025

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF TEN X REALTY WEST LIMITED (THE "COMPANY") HELD ON WEDNESDAY, SEPTEMBER 10, 2025 AT THE REGISTERED OFFICE OF THE COMPANY AT POKHARAN ROAD, JEKEGRAM, THANE - 400606.

TO GRANT AUTHORITY TO THE OFFICIALS OF THE COMPANY IN CONNECTION WITH REAL ESTATE MATTERS.

"RESOLVED THAT any of the Directors and Shri Prashant Rathod, Company Official ('Authorized Signatory') of the Company, be and are hereby severally authorized on behalf of the company to submit, file, declare, sign, affirm Plaints, Written Statement, Affidavits, Affidavit in Reply, Declarations, Vakalatnama, Application, Interim Application Consent Terms, to give Oral and/or Written Evidence, Affidavit of Evidence, Writings and all other proceedings of any nature whatsoever before the Hon'ble Real Estate Regulatory Authority, High Court or before any court of Law, Forum, Tribunal or any Government, Semi-Government or quasi-judicial authority/authorities including the Hon'ble National Company Law (NCLT), National Company Appellate Law Tribunal (NCLAT) and Hon'ble Supreme Court of India any legal proceeding filed by or against the company related to real estate projects and to do all such acts, deeds, matters and things which may deem necessary, desirable or expedient or pertinent in litigations and to sign any other ancillary documents including any amendment(s), change(s), rectification(s) etc. thereto, if any, and to file and defend Applications/ Petitions, Appeals, Revision, Special Leave Petition (SLP) before any Court of Law and to engage and appoint any Lawyers, Advocates, Counsels, Solicitors or Attorney to act on behalf of the company and further to do all such acts, deeds, matters and things which may deem necessary, desirable or expedient or pertinent to the legal proceedings filed by and against the company related to real estate projects;

RESOLVED FURTHER THAT any one Director of the Company and Shri Prashant Rathod be and is hereby authorised to delegate powers granted under this resolution to any of the employees or authorised persons of the company by issuing letter of authority under his signature;

RESOLVED FURTHER THAT any one of the Director or Shri Rakesh Darji or Shri Hiren Sonawala, Authorised Representatives of the Company, be and are hereby severally authorised to do all other acts, things and deeds to give effect to the said resolution and to issue certified true copies of the resolution and the same be furnished to the concerned authorities and they be authorised to act upon this resolution."

//CERTIFIED TRUE COPY//

For TEN X REALTY WEST LIMITED

ANKUR Digitally signed
by ANKUR JINDAL
Date: 2025.09.23
11:49:30 +05'30'

JINDAL

ANKUR JINDAL
DIRECTOR
DIN: 10384424

PLACE: THANE
DATE: SEPTEMBER 23, 2025

