



महाराष्ट्र MAHARASHTRA

2025

DZ 521407



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. 6000009
15 JUL 2025
सक्षम अधिकारी

श्रीम. एस. एम. चव्हाण

Affidavit cum Declaration by the Promoter

I, Anil Keshavlal Doshi, aged 76 years, residing at Flat No. 301, Piroj Palace, Plot No. 152, Lakhamshi Napoo Road, Opp Indian Oil Petrol Pump Dadar East, Mumbai - 400014, the Authorized Signatory of the Promoter M/s. Prodigy Realty LLP, having its registered office at 1003, Floor 10, Plot 3/301, 4/401, Lodha Supremus Dr. E Moses Road, Worli Nakka, Worli, Mumbai - 400018, do hereby solemnly declare, undertake and state as under:

1. That I am duly authorized by the Promoter company/firm to file this affidavit and make this declaration on its behalf.

2. That the Promoter has valid development rights on the land owned by Haresh Ketan Cooperative Housing Society, a co-operative housing society registered under the Maharashtra Co-operative Societies Act, 1960, under a registered Development Agreement dated 9th March 2022.

3. That there are no encumbrances on the said land.

4. That the time period within which the proposed project shall be completed is 4 Years from the date of commencement certificate i.e. by 31/07/2029.

5. That 70% of the amounts realized from the allottees shall be deposited in a separate account to be maintained in a scheduled bank, to cover the cost of construction and land cost, and shall be used only for that purpose.

6. That the amounts from the separate account, to cover cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

7. That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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.

8. That I 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 to the Authority, 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.

9. That I shall take all the pending approvals on time, from the competent authorities.

10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, on any grounds.

DN/9

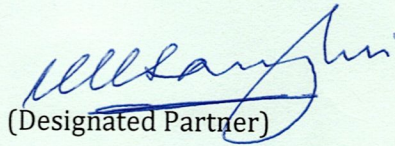
Solemnly affirmed at Mumbai

On this 22nd day of July 2025



Signature of the Deponent

For Prodigy Realty LLP

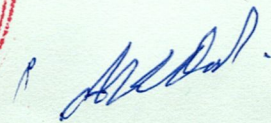

(Designated Partner)

VERIFICATION

I, Anil Keshavlal Doshi, do hereby verify that the contents of this affidavit are true and correct to my knowledge and belief.



Verified at Mumbai on this 24th Day of July 2025.



Signature of the Deponent

NOTED & REGISTERED
Sr. No. 1199 Page No. 460
Date 24 JUL 2025

BEFORE ME



R. B. GUPTA
B.Com., LL.B. Regd. No. 5001

