



महाराष्ट्र MAHARASHTRA

2025

EC 804513



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००९
- 7 AUG 2025
सक्षम अधिकारी

श्रीमती सागता जाधव

Affidavit cum Declaration

Affidavit cum declaration of the "M/s. Prathmeshwara Lifespaces LLP" Promoter of the project "Queen's Corner" bearing "Final Plot No. 395, T.P.S. III, Sitaladevi Temple Road, situated at village Mahim, Taluka - Mumbai City, Dist. Mumbai City - 400016".

[Signature]

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जोडपत्र - २ Annexure - II

दस्तावेज प्रकार/Type of Document	Affidavit
मुद्रांक दिनांक नोंद घेतला आहे, काल/निरांक	25 AUG 2025
दस्ता नोंदणी करणारा अंगठेत का ?	YES/NO
मिळकतीचे दस्तऐवज वर्णन -	
मुद्रांक मिळालेले घेणाऱ्याचे नाव -	PRATHMESHWARA LIFESPACES LLP
उक्त अस्तित्वात आहे की नाही	25 AUG 2025
मुद्रांक पत्रकाराचे नाव	Unit No. 13, Kakad Industrial Estate, Mahim, Mumbai-400 016.
मुद्रांक शुल्क - स्विकृत	
मुद्रांक विकत घेणाऱ्याची सही	
मुद्रांक विकत घेणाऱ्याची सही	३५
परवाना क्र. क्र. ८००००००९	
मुद्रांक विकत घेतलेला नाव/पत्ता : ज्योती पी. लुआ	
६, कोडली विडिओ नं. ३, दादा होस्पेट, परंत, मुंबई - ४०० ०१२.	
ज्या कारणासाठी ज्योती मुद्रांक अर्जात घेतला त्याच कारणासाठी मुद्रांक अर्जात घेतल्याबद्दल म. नॉटरीयल ऑफिसरी बजावकारक आहे.	





"M/s. Prathmeshwara Lifespaces LLP" promoter of the project **"Queen's Corner"** bearing **"Final Plot No. 395, T.P.S. III, Sitaladevi Temple Road, situated at village Mahim, Taluka - Mumbai City, Dist. Mumbai City - 400016"**, do hereby solemnly declare, undertake and state as under:

1. We have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us on or before **15/12/2028**.
4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.
6. We 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.





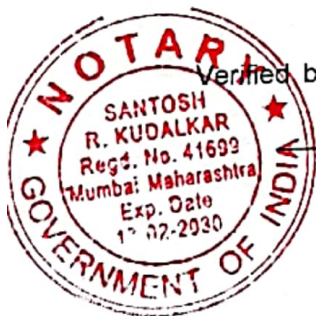
7. We shall take all the pending approvals on time, from the competent authorities.
8. We shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For PRATHMESHWARA LIFESPACES LLP Deponent

PARTNER

Verification

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



Verified by us at Mumbai on this 03rd day of September 2025

ATTESTED BY ME

SANTOSH R. KUDALKAR
Regd. No. 41699 B.A.L.L.B.
ADVOCATE AND NOTARY GOVT. OF INDIA
S/3, Vishwa Kutir C.H.S., S. G. Marg,
400 008

For PRATHMESHWARA LIFESPACES LLP Deponent

PARTNER

