



महाराष्ट्र MAHARASHTRA

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EC 804513



प्रधान मुद्रांक कार्यालय, मुंबई^१
प.मु.वि.क्र. ८००००९

- 7 AUG 2025

सक्षम अधिकारी

श्रामर्ती सांगता जाध

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".

Ptoys

Affidavit

दस्तावेज़ प्रकार / Nature of Document	25 AUG 2025
सुन्दर लेख वाले वार्ता अनु. लाइसेंस/लिलेस	25 AUG 2025
दस्तावेज़ करणार अंदेश वार्ता ? YES/NO	NO
मिलकरीवे दस्तावेज़ वार्ता -	
मुद्रांक दिलेले देणार्याची वार्ता -	PRATHMESHWARA LIFESPACES LLP
२५ AUG 2025	Unit No. 13, Kakad Industrial Estate, Mahim, Mumbai-400 016.
मुद्रांक वार्तावार्थ वार्ता	
मुद्रांक शुद्ध वार्तावार्थ	
मुद्रांक दिलेले देणार्याची वार्ता	
मुद्रांक दिलेल्याची लाली	२५
परदावा का नंबर # ८०००००९	
मुद्रांक दिलेले वार्ता/पत्र : उच्चोनी भी. दुआ	
६, कॉडली टिलिंग त. ३, दादा लोहियाट, पांज, गुगळे. ४०० ४९२.	
ज्या कारणासाठी ज्याची मुद्रांक आरंडा केल्या स्थानी त्याच कारणासाठी	
मुद्रांक आरंडा केल्याचासाठी ६ माहेव्यात वापराने तंत्रज्ञानक 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 The amount from separate account shall be withdrawn in accordance with RERA Rule 5.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

Shrey
PARTNER

Verification

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



ATTESTED BY ME

Shrey
01-09-2025

For PRATHMESHWARA LIFESPACES LLP Deponent

Shrey
PARTNER

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

