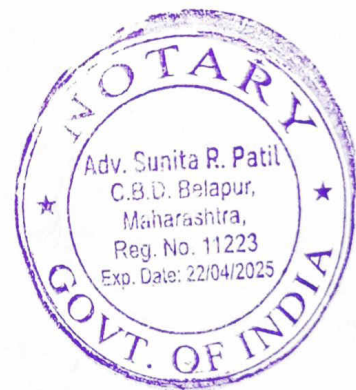


महाराष्ट्र MAHARASHTRA

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- 3 NOV 2023



FORM 'B'

[See rule 3(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. Arpit Sushil Agarwal duly authorized by Divine Ganesha Developers LLP the promoter of the proposed project "Park 55" vide its/his/their authorization dated 27/10/2023.

I, Mr. Arpit Sushil Agarwal duly authorized by Divine Ganesha Developers LLP the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

जोडपत्र-१/Annexure-1
फक्त प्रतिज्ञापत्रासाठी

- 3 NOV 2023

मुद्रांक विक्री नोंद वही अनु क्रमांक
मुद्रांक विकत घेणाऱ्याचे नाव
रहिवासाचा पत्ता व सही
परवाना धारक मुद्रांक विक्रेत्याचे नाव व सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

श्री. विनोद वि. शिंगाडे

परवाना क्र. २२/२००३/ नवीन परवाना क्र. १०१०४५

दुकान नं. १२, जनता मार्केट नं. १, सेक्टर-३,
नेरळ, नवी मुंबई - ४००७०६ मो. नं. ९७०२९४९०४४

शासकीय कार्यालयाने/न्यायालयाने/प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही
(शासन आदेश दि. ०१/०७/२००४ बसून)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यांचा आत वापरणे बंधनकारक आहे



DECLARATION: I/WE ARE THE PROMOTER OF THE PROPOSED PROJECT AND I/WE HAVE READ AND UNDERSTOOD THE TERMS AND CONDITIONS OF THE PROPOSED PROJECT AND I/WE HAVE AGREED TO SIGN THE DECLARATION IN WITNESS WHEREOF I/WE HAVE SIGNED THIS DECLARATION AT THE OFFICE OF THE NOTARY PUBLIC ON THIS DATE.

Allydha (can Declaration)
I/We, the undersigned, do hereby solemnly declare, undertake and state as under:
I/We, the undersigned, do hereby solemnly declare, undertake and state as under:
I/We, the undersigned, do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land C. S. No. 1765, of Mahim Division, Plot No. 55 of Shivaji Park Estate, Situated at M. B. Raut Road, Shivaji Park Dadar, Mumbai - 400028 on which the development of the project is proposed

OR

Mrs. Sunanda Narayan Purandare and Mr. Rajesh Narayan Purandare Have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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. That the project land is free from all encumbrances.

OR

Those details of encumbrances as per EC including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31/12/2026.

4. (A) For New Projects: That seventy per cent of the amounts realised by me/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

(b) For ongoing project on the date of commencement of the Act (i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for 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.

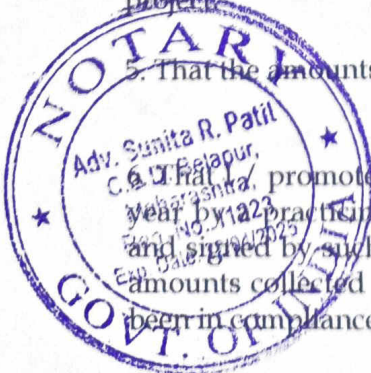
OR

(ii) That entire of the amounts to be realized hereinafter by me/promoter for 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, since the estimated receivable of the project is less than the estimated cost of completion the project

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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

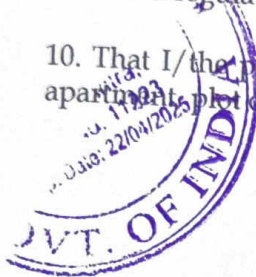
7. That I / the promoter shall take all the pending approvals on time, from the competent authorities.



8. That I /the promoter shall inform the authority regarding all the changes that have occurred 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.

9. That I /the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I /the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



For Divine Ganesha Developers LLP

[Signature]
Partner

Mr. Arpit Sushil Agarwal
Deponent

Verification

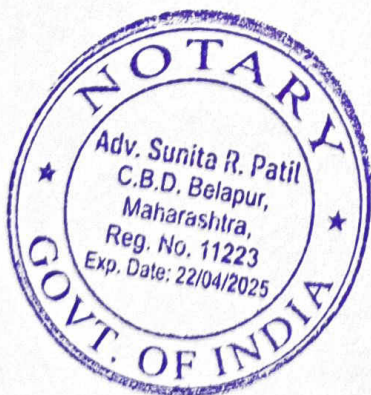
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Thane on 28th day of October, 2023.

For Divine Ganesha Developers LLP

[Signature]
Partner

Mr. Arpit Sushil Agarwal
Deponent



ATTESTED BY ME

[Signature]
07/11/2023

SUNITA R. PATIL

M.Com, M.A., LL. M., GDC & A
ADVOCATE & NOTARY
Prabhat Centre, Shop No. 26, Sector-1A,
C.B.D., Navi Mumbai - 400 614.

07 NOV 2023