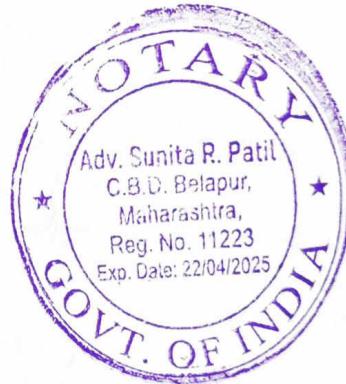


महाराष्ट्र MAHARASHTRA

● 2023 ●

74AA 337454

- 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:

गाइप्रे-१/Annexure १

फक्त प्रतिज्ञापत्रार्थी

- ३ NOV 2023

मुद्रांक विक्री गोद यही अनु.क्रमांक ११३३० दिवांक
मुद्रांक विक्रत घेणाऱ्याचे नव
रहिवासाचा पत्ता व राही ५६०५५ ५७०५५
परवाना धारक मुद्रांक घेणेत्याचे नव व राही व परवाना क्रमांक तसेच मुद्रांक विक्रीते ठिकाण/पत्ता

श्री. विनोद वि. ठिंगाडे
परवाना क्र. २३/२००३/ नोंदव प्रदान क्र. १०५८५

शासकीय काशलयरासोर/व्यावायिक साठे प्रतिज्ञापत्रार्थी क्रमांक कागदाची आवश्यकता करती

दुकान क्र. १२, जवता मार्टेन्ट क्र. १, सेक्टर-३,
नेहाळ, नवी मुंबई - ४०००७८, नो. क. १००२१४०४४

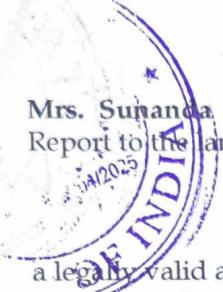
(शासकीय काशलयरासोर/व्यावायिक साठे प्रतिज्ञापत्रार्थी क्रमांक कागदाची आवश्यकता करती

द्या काशलयरासोर नायांवी मुद्रांक सरेदी केता त्याची त्याच कारणासाठी
मुद्रांक छारेदी केत्यापासून ६ माहिन्याचा अत वारापे वंदगतासाठक आहे

NOTAF
Adv. Sunita P
C.B.D. ८
Mumbai
P. २०२३

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.

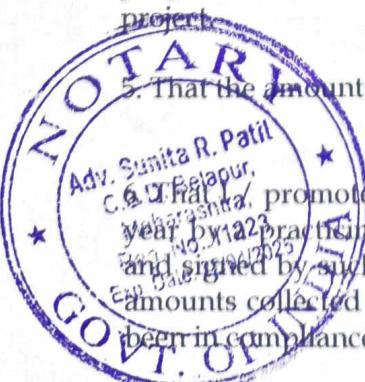
4. (A) For New Projects: That seventy per cent of the amounts realised by me/ promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used 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.


Adv. Sunita R. Patil
C. B. T. Patel
Yearly
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



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.

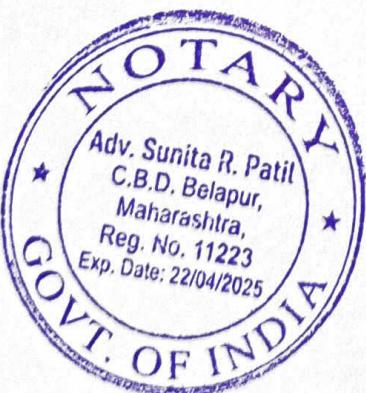
Verified by me at Thane on 28th day of October, 2023.

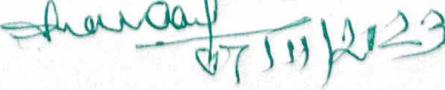
For Divine Ganesha Developers LLP



Partner

Mr. Arpit Sushil Agarwal
Deponent



ATTESTED BY ME

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