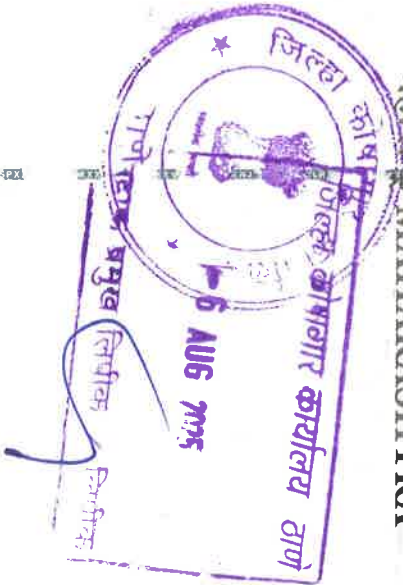




MAHARASHTRA

2025

DN 890437



FORM 'B'

[See rule3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of JP INFRA (MUMBAI) PRIVATE LIMITED promoter of the proposed project CODENAME MATUNGA ORIGINS.

I/We, JP INFRA (MUMBAI) PRIVATE LIMITED promoter of the proposed project CODENAME MATUNGA ORIGINS do hereby solemnly declare, undertake and state asunder:



21 AUG 2025

NOTARY
V.K. Choudhary
Dist. Thane
Rtn. No.
Exp. 06

2022.11.22

1944

सुदीपः

॥ श्रीगणेशाय नमः ॥

परी -

सुसमा धर्मकाराव ताद...

मुद्रांक विक्रेतावा. सं. ११। (१)

मुद्रांक विभागाचे ठिकाण/भागाचे

भारत सरकार

आ काश्यासा।।

21 AUG 2025

PLOT ADDRESS: bearing C.S. No. 327/10 admeasuring 2396.88 sq. meters and C.S. No. 900/10 old C.S. No.544 pt.) admeasuring 285.12 sq. meters aggregating to 2682.00 sq. meters of the Dadar Matunga Division situated at Scheme No. 6, Road No. 4, (Laxmi Narayan Lane), Matunga (C.R.), Mumbai – 400 019.

1. I/We have a legal title Report to the land on which the development of the project is proposed project is to carried out 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.
3. That the time period within which the project shall be completed by promoter shall be **31st December 2030.**
4. Seventy per cent of the amounts realized 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. That the amounts from the separate account shall be withdrawn in accordance with RERA Rule 5.
6. I/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. I/We shall take all the pending approvals on time, from the competent authorities.
8. I/We 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. I/We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. I/We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent



VERIFICATION

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

Verified by me at Mumbai on this 08th day of September 2025.



Deponent



BEFORE ME


VIRENDRA KUMAR CHAURASIA

ADVOCATE & NOTARY GOVT. OF INDIA
M. Com., LL. B.
G-204, New Pooja Garden CHS. Ltd.,
Near New Golden Nest Witha Lai Jam Bungalow,
Mira Road (E), Thane - 401107. | Mob.: 9322180462

Reg. Sr. No.	2034)
Date	08/09/2025

