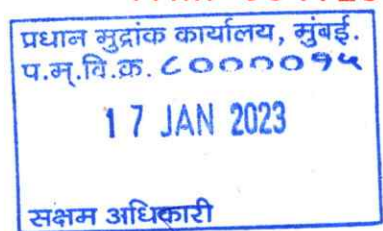




महाराष्ट्र MAHARASHTRA

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श्रीमती उल्का पाटील

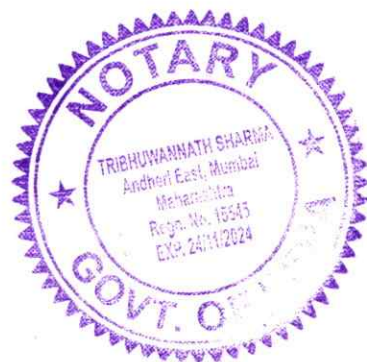
FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Praneeta Infrastructure LLP, promoter of the proposed project /duly authorized by the promoter of the proposed project, vide their authorization dated 23-01-2023 ;

We, M/s. Praneeta Infrastructure LLP, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we has a legal title Report to the land on which the development of the project is proposed
2. That the project land is free from all encumbrances.



19 JAN 2023

जाडपत्र-9 Annexure - 1

फक्त प्रतिज्ञापनासाठी Only for Affidavit

मुद्रांक दिकत घेणाऱ्याचे नाव \_\_\_\_\_

मुद्रांक दिकत घेणाऱ्याचे रहिवासी पत्ता \_\_\_\_\_

मुद्रांक विशिष्टावली मधील असे. क्रमांक \_\_\_\_\_

दिनांक \_\_\_\_\_

मुद्रांक दिकत घेणाऱ्याची सही \_\_\_\_\_

परवानाधारक मुद्रांक विशिष्टावली मध्ये

परवाना क्रमांक : ८००००९५५१९

मुद्रांक विशिष्टावली मध्ये : अंधेरी कोर्ट बार् अयोशिएशन

एम. एम. कोर्ट, अंधेरी रेल्वे स्टेशनच्या बाजूला, अंधेरी (पूर्व), मुंबई - ६९

नासर्वाय कार्यालयासमोर/ज्यालाचसमोर प्रतिज्ञापन सादर करणेसाठी मुद्रांक  
कागदाची आवश्यकता नाही. (शासन आदेश दि. ०९/०९/२००४) नुसार

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी  
करण्यातून दमडिण्याचा वापरणी बंधनकारक आहे.





3. That the time period within which the project shall be completed by June-2025 us from the date of registration of project ;

4. (a) For new projects :

That seventy per cent of the amounts realised by Apromoter 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 realised hereinafter by us 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

For M/s. Praneeta Infrastructure LLP.

*Vidman Parman*  
Partners.








### 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 23<sup>rd</sup> on this Jan day of 2023.

Deponent

**IDENTIFIED BY ME**

  
**SUBHASH S. GAIKWAD**  
B.A.LL.B  
Advocate High Court Mumbai  
Off/Res. Sanjay Nagar  
M.C. Chawl, Vile Parle (E)  
Mumbai - 400 059



  
**TRIBHUVANNATH SHARMA**  
M.A., Literature (English), LL.B. (Bom)  
ADVOCATE & NOTARY, GOVT. OF INDIA  
Anna Chawl, Sanjay Nagar-2, Marlam Mandir,  
Andheri-East, Mumbai-400059.  
MOB:- 9147 009 13

Reg. NO. B-5
Sr. No. 04
Dt. 23/1/2023



Identification

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

Witness my hand and seal this 1st day of May 1958

Signature

IDENTIFIED BY ME

SPECIAL AGENT IN CHARGE

May 1 1958  
FBI - NEW YORK