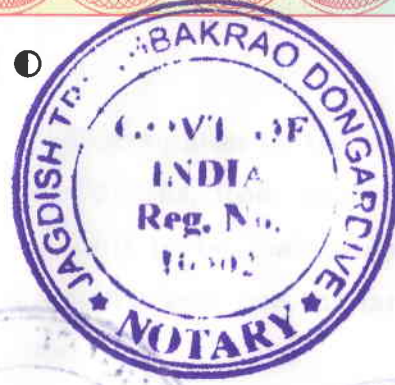


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ZU 914554



FORM- 'B'

**AFFIDAVIT-CUM-DECLARATION**

I, Shri. Nitin Vasudev Bhandarkar, an adult, Indian Inhabitant, authorised Partner of Prime Group, duly authorized signatory by the owner(s)/Promoter of Prime Group Project PRIME AURA , hereinafter referred to as the "The Owner/Builder/Developer/Promoter" vide authorization dated 23/07/2021, do hereby solemnly declare undertake and state as under:v



For PRIME GROUP

*Nitin Vasudev Bhandarkar*  
Partner

जा.पत्र २

मुद्रांक विहीन नोंदवही अनुक्रमांक .....

दिनांक

17 MAR 2022

दस्तावा प्रकार .....

दस्ता नोंदणी करणार आहे का ? :- होय/नाही .....

मिळकटीचे योजक्यात वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता .....

दुसऱ्या पक्षकाराचे नांव व पत्ता .....

हस्त अस्तव्यास त्याचे नांव/पत्ता .....

हस्ते राहिली .....

परदानाप्रारक मुद्रांक दिवल्याची सही (प्रमोद आर. दुबे) .....

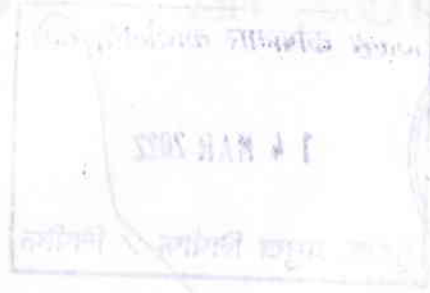
मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, मीरा रोड (पूर्व), ठाणे.

परदाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

17 MAR 2022

01015332





1. That the Owner/Builder/Developer/Promoter has a legal title report to the land on which the development of the project is proposed. A legally valid authentication of title of the said land being title certificate issued by Advocate Shreyas K. Vyas is enclosed.
2. That the said land is free from all encumbrances.
3. That the time period within which the Real Estate Project shall be completed shall be on or before 31<sup>st</sup> December 2025.
4. That 70% of the amounts to be realized hereinafter by the 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule-5.
6. That the Promoter shall get the account 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 Real Estate Project have been utilized for the Real Estate Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Real Estate 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 the 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.



For PRIME GROUP

*[Signature]*

Partner

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 Mumbai on this 15<sup>th</sup> day of June 2022.



For PRIME GROUP

*[Signature]*

Partner

Deponent



**BEFORE ME**

*[Signature]*  
JAGDISH TRYAMBAKRAO DONGARDIVE  
ADVOCATE & NOTARY (GOVT OF INDIA)  
Genesh Chawli Committee, Kranti Nagar  
Zopadpatti, Akurli Road, Kandivali (East)  
Mumbai - 400101

14 JUN 2022