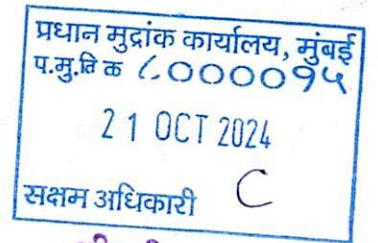




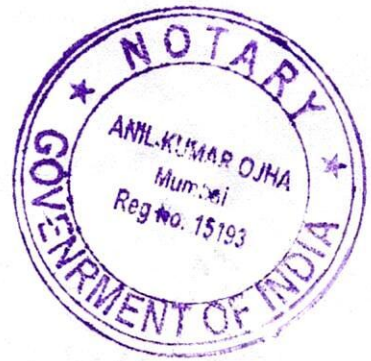
महाराष्ट्र MAHARASHTRA

2024

CT 415025



श्रीमती सुवमा चव्हाण



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 Pragnesh Jayantilal Patel Designated Partner in MPR Builders and Developers LLP, the Promoter of the proposed project "Zee Sai Chintan".

I, Pragnesh Jayantilal Patel, Designated Partner in MPR Builders and Developers LLP, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



Pr Patel

008

23 OCT 2024

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जॉस ५२-५ Annexure

अथवा प्रतिस्पर्धासाठी Only for And

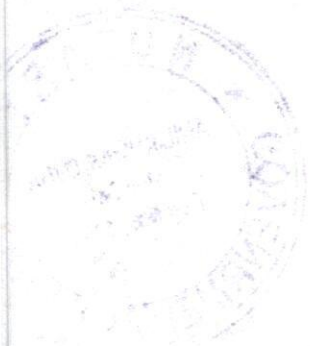
मुद्रांक विकत घेणाऱ्याची नाव

मुद्रांक विकत घेणाऱ्याची नाव

मुद्रांक विकत घेणाऱ्याची नाव

MPR DEVELOPERS LLP
Ram Milani Promises Co-op. Society Ltd.,
Subhash Rd., Opp. State Bank of India,
Vile Parle (E), Mumbai-400-057.

23 OCT 2024





1. That promoter has a legal title Report to the land on which the development of the project is proposed

OR

Sai Chintan Co-operative Housing Society Ltd 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

~~That details of encumbrances as per 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 **31/12/2028**

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



PS Patel

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,
MPR BUILDERS AND DEVELOPERS LLP
LLPIN: AAB-6395

PS Patel
Pragnesh Jayantilal Patel
Designated Partner



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 ^{Jan} 30th day of ~~October~~, 2025

For,
MPR BUILDERS AND DEVELOPERS LLP
LLPIN: AAB-6395

PS Patel
Pragnesh Jayantilal Patel
Designated Partner



BEFORE ME

30/1/2025
ANIL KUMAR OJHA
(B. A LL.B.)

ADVOCATE & NOTARY GOVT. OF INDIA
Timurthi Niwas, Inas Wadi,
Near Fish Market, Kharodi Village,
Marve Road, Malad (West), Mumbai-400 095

Reg. No. 01/2025
Sr. No. 397/2025

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRAGNESH JAYANTILAL PATEL

JAYANTILAL PATEL

31/07/1968
Permanent Account Number

AACPP0600R

P. S. Patel
Signature



04092009

