

महाराष्ट्र MAHARASHTRA

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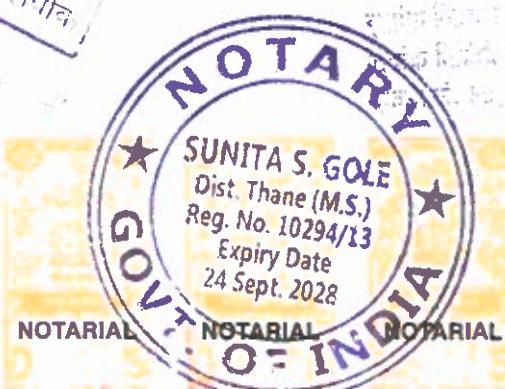
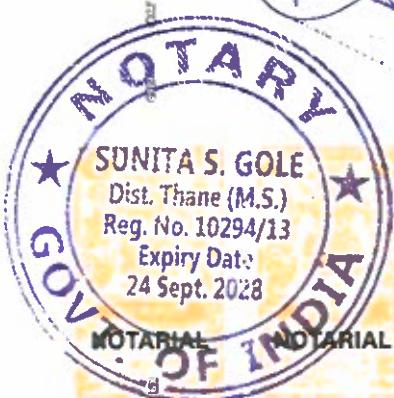
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Declaration 20 JUN 2025

Puneet Edifice PVT LTD

Request



FORM B  
[Under Rule 3(6)]  
Affidavit cum Declaration



Affidavit cum Declaration of **Mr. Prateek Subhash Patil** aged 39 years, Occupation: Business, the authorized representative of the Promoter of the Proposed project M/s. Puneet Edifice Pvt. Ltd., the Company, registered under the Companies Act, 2013, having office at 401/402, Tulsee Chamber premises CHSL, Opp. Teen Petrol Pump, L.B.S. Road, Thane (W)- 400602 /duly authorised by M/s. Puneet Edifice Pvt. Ltd, the promoter of the proposed project "PUNEET ALLURE" in single phase under Redevelopment Scheme vide its authorization resolution dated 02.05.2021;

I, **PRATEEK SUBHASH PATIL**, duly authorized by M/s. Puneet Edifice Pvt. Ltd, the promoter of the Proposed Redevelopment project "PUNEET ALLURE", on plot of land bearing CTS no.356(part), S.No.113(pt), at Kannamwar Nagar Srushti Co. Op. Hsg. Soc. Ltd., Bldg. No. 6, Kannamwar Nagar, village – Hariyali, Tal. Kurla, Dist. Mumbai Suburban, Vikhroli (East), Mumbai- 400 083, Maharashtra, do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title Report to the land on which the development of the said project is proposed and a legally valid authentication of Title of such abovesaid Land alongwith an authenticated copy of the Development Agreement between the Original Owner and the 'Promoter' for development of the 'Said Project' is enclosed herewith.
2. That the project land is free from all other encumbrances. The Promoter has not taken any Loan Facilities from any financial institution /Banks and have not created any charge on development rights of the 'Said Land' for the 'Said Project' and no Litigation is pending related to any right, title and interest in the project.
3. That the time period within which the project shall be completed by me/Promoter from the date of registration of project is on or before **31.12.2029**.
4. That Seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the Allottee, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 month 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 utilized 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 Subsection (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 have/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 Puneet Edifice Pvt. Ltd



*[Handwritten signature]*  
Authorised Signatory  
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 this 21 day of June, 2025.

For Puneet Edifice Pvt. Ltd



*[Handwritten signature]*  
Authorised Signatory  
DEPONENT

**BEFORE ME  
NOTARY**



*[Handwritten signature]*  
SUNITA S. GOLE  
ADVOCATE & NOTARY  
Off.: Shop No. 3, Near Food Box Hotel,  
Behind Sai Baba Mandir, Thane Court Naka,  
THANE (M.S.) 400 601.

**NOTED & REGISTERED**  
Sr. No.: 20752 / 1001

**21 JUN 2025**