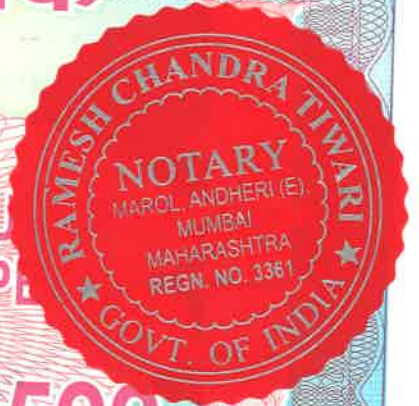


भारतीय गैर न्यायिक  
भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES



Rs. 500

2025

DP 147666



श्रीमती संगिता जाधव

FORM 'B'

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Mohammed Aahil Merchant, Director of Crescent Realty Developers Pvt Ltd (Promoter) duly authorized vide its authorization letter dated 13<sup>th</sup> March 2025,

I, Mohammed Aahil Merchant, duly authorized by the Crescent Realty Developers Pvt. Ltd. (Promoter) of the proposed residential project "CRESCENT PARK 9" situated, lying and being at land bearing Plot No. 96 of TPS Scheme Bandra- IV, CTS No. 1058 of Village Bandra-F, Professor Almeida Park Road, Bandra West, Mumbai- 400050 do hereby solemnly declare, undertake and state as under:

*(Signature)*



002244

जोड़पत्र - २ Annexure - II

22 APR 2022

AGREEMENT

दस्तावा प्रकार

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Crescent Realty Developers Pvt. Ltd.  
The Crescent Business Park,  
8th Floor, Near Sakinaka Telephone  
Exchange, Andheri Kurla Rd.  
Andheri (E), Mumbai - 400 072.

Maha Rera  
Swapnil  
Saw

22 APR 2022

परवाना क्रमांक : C0000094  
मुद्रांक विक्रीचे ठिकाण/पत्ता : अंधेरी कोर्ट बर असोसिएशन  
एम. एन. कोर्ट, अंधेरी रेल्वे स्टेशनच्या बाजूला, अंधेरी (पूर्व), मुंबई - ६२.  
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.





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

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.
3. That the time period within which the project "CRESCENT PARK 9" shall be completed by the promoter on or before **31<sup>st</sup> May 2028**.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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 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 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.



### Verification

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

Verified by me at Mumbai

on this 25<sup>th</sup> day of April 2025.



Deponent

BEFORE ME

*[Signature]*

*[Signature]*

**RAMESH CHANDRA TIWARI**  
**ADVOCATE & NOTARY**  
**GOVT. OF INDIA**  
Res. 129, A-Wing, Appli Ekta Hsg. Soc  
Nav Pada, Marol Naka, A. K. Road,  
Andheri (E), Mumbai-400 059

