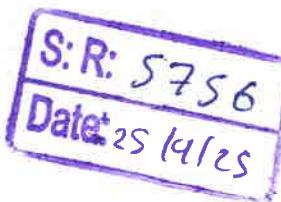




महाराष्ट्र MAHARASHTRA

● 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 Reality 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:



002044

जोडपत्र - २ Annexure - 11

**AGREEMENT**

टस्टारा प्रकार	मुद्रांक विकल द्वारा
मुद्रांक करणार अडेत करा	मुद्रांक विकल द्वारा
दुसऱ्या यात्रा	दुसऱ्या यात्रा
परते अनुसार	परते अनुसार
मुद्रांक द्वारा	मुद्रांक द्वारा

पर्याजा क्रमांक : ८००००९४

मुद्रांक विकल द्वारा ठिकाण/पता : अंधेरी कोर्ट घर असोशिएशन  
एम. एम. कोर्ट, अंधेरी रेल्वे स्टेशनच्या बाबुला, अंधेरी (पूर्व), मुंबई - ६१.

ज्या कारणासाठी यांनी मुद्रांक घरेदी वेळा त्योनी त्याप कारभासाढे  
मुद्रांक घरेदी केल्यापासून ६ महिन्यात वापरणे अंधनकारक आहे.

Swarni

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22 APR 2016

22 APR 2016



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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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.



BEFORE ME

*(Signature)*  
25/04/25

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

