



महाराष्ट्र MAHARASHTRA



Sub-Treasury Office  
Vasai

09 JUL 2025

Sub. Treasury Officer

09/07/25

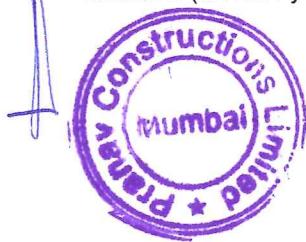
FORM 'B'

[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 Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited) represented through its Managing Director, Pranav Kiran Ashar ("Promoter") of the proposed project known as "**REDEVELOPMENT OF THE BANDRA GUL-E-BAUG CHSL**" situate at land bearing Survey No. 430 (part) and 274 (part), corresponding to CTS No. 973/3, lying, being and situate at St. John Baptist Road, Cemetery Road, Bandra West, Mumbai – 400050 ("Property") being re-developed by Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited);

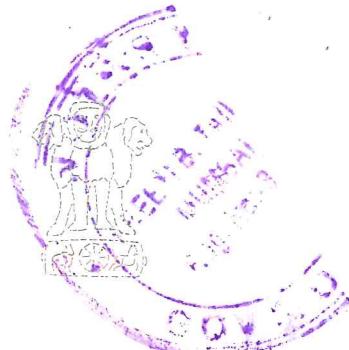


जोडपर-२/Anuppur-३	
१. युक्ति क्रमी संख्या अंक. ३४०५-२/दिल्ली (Serial No./Date) ०५	
२. वस्तुका प्रकार (Nature of document)	
३. यस भौद्री को निकाल अद्वितीय क्षमा ? (Whether it is to be registered?)	
४. विद्युक्तीये वैदेवतात वापीस (Property Description in Brief)	
५. युक्ति विक्रम द्वारा दिल्ली दर्ता कराई (Stamp Purchaser's Name & Signature)	
६. उक्ते वाचस्पति त्वारी नाम, पता कर्त्ता (If through, owner person then Name, Address & Signature)	
७. युक्ति प्राप्तकाराचे नाम (Name of U.P. Party)	
८. युक्ति शुल्क रक्कम (Stamp Duty Amount)	
९. परवानावारक युक्ति विक्रमाची सही या परवाना क्रमांक नाले श्री. शैक्षण चिंचोळकर युक्ति क्रमीचे दिनांक/दर्ता १०२०१०, नाला (या कारणालाई यांकी युक्ति युक्ति दर्ती केल्या तरी त्वारी त्वारी यांकी युक्ति दर्ती केल्याचा कुरा दर्तीहन्यात लाफरी वैदेवतारक शाहे.)	

1 JUL 2025

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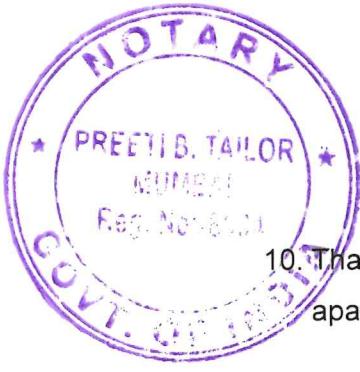
Pravay Constructions Ltd



I, Pranav Kiran Ashar, Managing Director of Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited), Promoter of the proposed redevelopment project do hereby solemnly declare, undertake and state as under:

1. That 'The Bandra Gul-E-Baug CHSL' has a legal Title Report to the land on which the redevelopment of the proposed project is being carried out and a legally valid authentication of the title of such land along with an authenticated copy of the Development Agreement between The Bandra Gul-E-Baug Co-operative Housing Society Limited and Pranav Constructions Private Limited now known as Pranav Constructions Limited for redevelopment of the said Real Estate Project is submitted with this application.
2. That a loan has been availed for the said project vide a Deed of Mortgage dated 15<sup>th</sup> July 2025, executed between Pranav Constructions Limited and Tata Capital Housing Finance Limited, duly registered before the Joint Sub-Registrar of Mumbai-21 under Registration No. Mumbai-21-14413-2025, for an amount of Rs.42,00,00,000/- (Rupees Forty-Two Crores only).
3. That the time period within which the project shall be completed by the Promoter on or before 16<sup>th</sup> July, 2028.
4. That seventy per cent of the amounts 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 to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in Practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in Practice and shall produce a statement of accounts duly certified and signed by such Chartered Accountant and it shall be verified during the audit that the amount 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.
8. That I shall take all the pending approvals on time from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.





10. That I shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Solemnly affirmed and declared at Mumbai on this 17<sup>th</sup> July 2025.



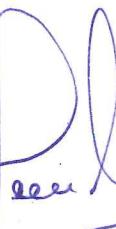
Deponent



### VERIFICATION

I, Pranav Kiran Ashar, Managing Director of Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited), do hereby solemnly declare and affirm that the contents of this Affidavit cum Declaration are true, accurate, and correct to the best of our knowledge, information, and belief. We further affirm that no material facts have been concealed or misstated herein.

Verified on 17<sup>th</sup> July 2025



Deponent

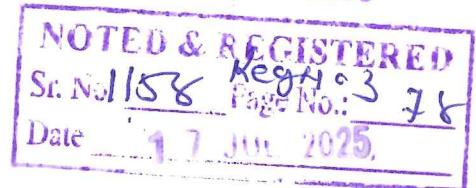


BEFORE ME



Preeti B. Tailor  
ADVOCATE & NOTARY (GOVT. OF INDIA)  
B-5, MILAN APTS., RAVICHANDRA LANE,  
MALAD (WEST), MUMBAI - 400 064.

17 JUL 2025



THE NOTARY PUBLIC DOES NOT ASSUME ANY  
RESPONSIBILITY/LIABILITY FOR LEGALIT  
OF ANY CONTENTS OF DOCUMENTS/WITNESSES/  
IDENTIFIERS AND FULFILMENT OF ANY  
LEGAL REQUIREMENTS