



महाराष्ट्र MAHARASHTRA

CY 746719



Sub-Treasury Office
Vasai

09 JUL 2025

Addl. 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);



जोडपत्र-२/Annexure II

१. मुद्रांक विक्रीची नोंदवही अतः मुद्रांक-२/विप्रांक
(Serial No./Date) 00

२. दस्तावेजाचा प्रकार
(Nature of Document)

३. दस्त नोंदणी करणार आहे का ?
(Whether it is to be registered?)

४. मिल्कतीचे शीर्षक/वर्णन
(Property Description in Brief)

५. मुद्रांक विक्री करणाऱ्याचे नाव व सही
(Stamp Purchser's Name & Signature)

६. तसे असल्यास त्याचे नाव, पत्ता व सही
(If through, owner, person then Name, Address & Signature)

७. दुसऱ्या पक्षकाराचे नाव
(Name of 2nd Party)

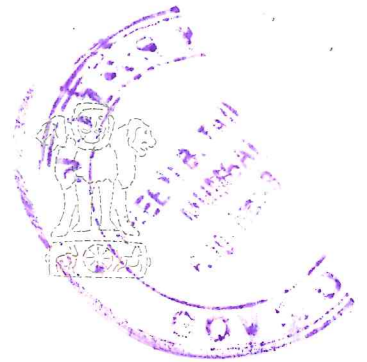
८. मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

९. परवानाधारक मुद्रांक विक्रीसाठी सही
व परवाना क्रमांक नसेल श्री. सौजन्य विघोकरकर
मुद्रांक विक्रीचे ठिकाण/पत्ता ११०२०१०, मारवाडी
(ज्या कारणासाठी आणि मुद्रांक करेची केवळ त्याची त्याच कारणासाठी
मुद्रांक खरेदी घेतल्यामुळे व सहन्यात कापणी बंधनकारक आहे.)

1 JUL 2025

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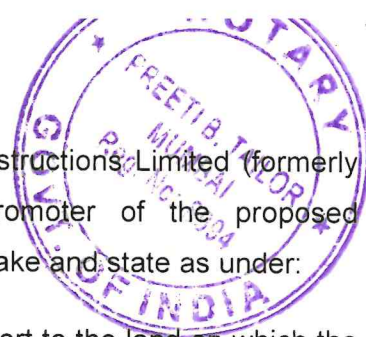
11/07/25



Pranav Constructions Ltd

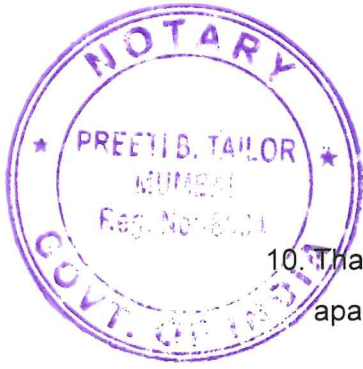


I, Pranav Kiran Ashar, Managing Director of Pranav Constructions Limited (formerly known as Pranav Constructions Private Limited), Promoter of the proposed redevelopment project do hereby solemnly declare, undertake and state as under:




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 15th 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 16th 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 17th 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 17th July 2025


Deponent



BEFORE ME



PREETI B. TAILOR

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

17 JUL 2025

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

NOTED & REGISTERED
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Date 17 JUL 2025