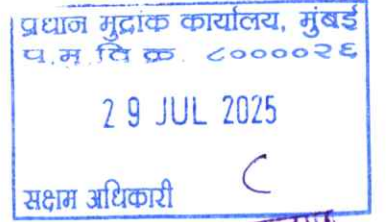




महाराष्ट्र MAHARASHTRA

2025

EB 392324



श्रीमती एस. एस. चव्हाण

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 Mr. Mukund P. Parmar, Partner of M/s G Apple Reality LLP (Promoter) duly authorized vide its authorization letter dated 20/09/2025 of the proposed project known as "VASTU" located at land bearing Plot No. 20,21,22,23,24,25,26 CTS No. 20,21,22,23,24,25,26 of Village Malvani, situated at Marve Road, in P/N Ward, Mumbai Suburban District, together admeasuring 1195.90 Sq. Mtrs.

**जोड़पत्र - १ Annexure - 1**

**फकत प्रतिज्ञासाठी / Only For Affidavit**

**मुद्रांक विकत घेणाऱ्याचे नाव :**

**मुद्रांक विकत घेणाऱ्याचे पत्ता :**

**मुद्रांक विकत घेतलेली दिनांक :**

**मुद्रांक अनुक्रमांक :-**

**GAPPLE REALITY LLP**  
 OM HEIGHTS, Shop No. 3, 9,  
 Haji Bapu Road, Near Devchand Nagar,  
 Jain Mandir, Malad (E), Mumbai-400 097

**1-4 AUG 2025**

**मुद्रांक विकत घेणाऱ्याचे नाव :**

**मुद्रांक विकत घेणाऱ्याचे पत्ता :**

**मुद्रांक विकत घेतलेली दिनांक :**

**मुद्रांक अनुक्रमांक :-**

**ज्या कारणासाठी वकालत घेतली आहे ती आहे त्याची सत्यता जाणवताली मुद्रांक खोदी केवळ साधकाने व अधिकार क्षेत्रातून घेतली जाऊ शकते.**





I, Mr. Mukund P. Parmar, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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 which is 'VASTU' shall be completed by the promoter on or before **28/09/2030**.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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.

For G Apple Reality LLP

Authorized Signatory



### 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 3<sup>rd</sup> day of October.

Deponent

**BEFORE ME  
NOTARY**

**Jayprakash Dhanuka**

**ADVOCATE & NOTARY**

9/53, Bhuper Chambers, 3rd Floor,

Delal Street Fort, Mumbai-400 023



Mob:- 9223481625, 9322877507

31/10/25  
Sr. No. 5296 Pg. No. 193





**For G APPLE REALITY LLP**

  
  
**Partner**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AABPD0436G

नाम / Name  
MUKUND POPATBHAI PARMAR

पिता का नाम / Father's Name  
POPATBHAI DAHYALAL PARMAR

जन्म की तारीख /  
Date of Birth  
19/05/1971

हस्ताक्षर / Signature

23102081



A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long horizontal stroke at the end.





भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61120/46563

To,  
मुकुंद पोपटभाई परमार  
Mukund Popatbhai Parmar  
C-204, Dev Darshan  
Khot Kuwa Road  
Near Kala Hanuman Temple Dhanjiwadi  
Mumbai  
Malad East Mumbai Mumbai  
Maharashtra 400097  
9867841009

Ref: 52 / 23G / 102282 / 103740 / P



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आपला आधार क्रमांक / Your Aadhaar No. :

**6505 4586 6293**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India



मुकुंद पोपटभाई परमार  
Mukund Popatbhai Parmar  
जन्म वर्ष / Year of Birth : 1971  
पुरुष / Male



**6505 4586 6293**

आधार - सामान्य माणसाचा अधिकार



*[Handwritten signature]*