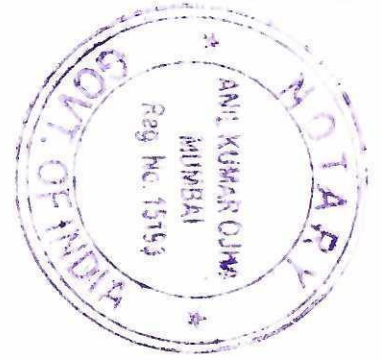




महाराष्ट्र MAHARASHTRA

2025

DV 646959



FORM B

[Rule 3(6)]

Affidavit cum Declaration

Affidavit cum declaration of the “M/s. Regent Spaces” Partners of the project “Regent Priyadarshani” bearing “C.T.S. No. 1571 of Village Vile Parle, Taluka Andheri, bearing Final Plot No. 300 of the Town Planning Scheme No. V (Vile Parle) situated at Sant Muktabai Cross Road, Vile Parle (East), Mumbai 400 057”

“M/s. Regent Spaces” Partners of the project “Regent Priyadarshani” bearing “C.T.S. No. 1571 of Village Vile Parle, Taluka Andheri, bearing Final Plot No. 300 of the Town Planning Scheme No. V (Vile Parle) situated at Sant Muktabai Cross Road, Vile Parle (East), Mumbai 400 057” do hereby solemnly declare, undertake and state as under:

1. We have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.



24 JUL 2025 510938

जोडपत्र-२/Annexure-II

१. मुद्रांक विलीन नोंदवही अतः क्रमांक-२/दिनांक
(Serial No./Date)

२. दस्तऐवज प्रकार
(Nature of document)

३. दस्तऐवज को रजिस्ट्रार अंतर्गत करणं
(Whether it is to be registered)

४. मालकीचे योग्यता वर्णन
(Property Description in brief)

५. मुद्रांक खरेदी करणाऱ्याचे नाव व स्वाक्षरी
(Stamp Purchaser's Name & Signature)

६. इतर अंतर्भाव असलेल्या नावा, पत्त्या इत्यादी
(If through, owner's name, address, etc.)
Name Address

७. मुद्रांक प्राप्त करणारा
(Name of the person)

८. मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

९. परवानाधारक मुद्रांक किंवा त्याचे प्रति
त परवाना क्रमांक नोंदवही श्री. सोमनाथ चिंमटेकर
मुद्रांक विलीन नोंदवही दिनांक/पत्ता १२०२०१०, नलिनीबापारा
(ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक विलीन नोंदवहीत नोंद घ्यावी व यावरून बांधणी संपन्नतापत्र मिळवावे.)

24/07/25

Regent Spaces

M/s. Regent Spaces
603, INIZIO,
Cardinal Gracious Road,
Chakala, Andheri (East),
Mumbai - 400 099.



3. That the time period within which the project shall be completed by us on or before 31/03/2029.
4. Seventy Percent of the amounts to be realised hereinafter by me 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.



The amount from separate account shall be withdrawn in accordance with RERA Rule 5.

We 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. We shall take all the pending approvals on time, from the competent authorities.
8. We 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. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



M/S REGENT SPACES
MUMBAI
99
Deponent


Verification

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

Verified by me at Mumbai on this 20th day of July 2025




20/7/2025
ANIL KUMAR OJHA
(B. A. LL.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
Trimurthi Niwas, Inas Wadi,
Near Fish Market, Kharodi Village,
Marve Road, Malad (West), Mumbai-400 095


M/S REGENT SPACES
MUMBAI
99
Deponent



ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 03/11/2003 BY 60322
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