



महाराष्ट्र MAHARASHTRA

2025

EF 095700



प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क्र. ८०००००४

1 OCT 2025

सक्षम अधिकारी

श्रीमती रुबमा चव्हाण

**FORM B**

**[Rule 3(6)]**

**Affidavit cum Declaration**

**03 OCT 2025**

Affidavit cum declaration of the “M/s. Prakkruti Abodes LLP” Promoter of the project “Prakkruti One” bearing “F.P. No. 352B (Pt) of Village - Ghatkopar-Kirol, TP-III, Taluka - Kurla, New Pant Nagar, Ghatkopar (E), Mumbai – 400075”.

“M/s. Prakkruti Abodes LLP” promoter of the project “Prakkruti One” bearing “F.P. No. 352B (Pt) of Village - Ghatkopar-Kirol, TP-III, Taluka - Kurla, New Pant Nagar, Ghatkopar (E), Mumbai – 400075”, 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.

*[Handwritten signature]*





फक्त प्रतिज्ञापनासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव

**PRAKKRUTI ABODES LLP**

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता

1401, Excel Plaza, 90 Feet Road,

मुद्रांक विकत घेणाऱ्याचे जॉईंट बही अनु. क्रमांक

बिनांक

Behind Durga Parmeshwari Temple,  
Ghatkopar (E), Mumbai - 400 075.

मुद्रांक विकत घेणाऱ्याची सही

पक्षी/आयतन/मुद्रांक विकत घेणाऱ्याची सही

दरम्यान क्रमांक : ८०००००४

मुद्रांक विकत घेणे दिवस/वर्षा : २३. १०. २०२५

श्याम कुंज, सोलापूर, जिल्हा, धारवाड (पूर्व), राज्या - ४०० ०१५

शासकीय कार्यालयासमोर / ज्योतिषाचार्य यांच्या कार्यालयात मुद्रांक करणेसाठी मुद्रांक घ्यावा लागेल. (असल्यास दि. ०१/०७/२००४ नुसार)

नटा कारणासाठी ज्यांनी मुद्रांक करणेची सेवा त्यांनी त्याच वेळी घ्यावी लागेल. मुद्रांक करणेची सेवा घ्याव्यात ६ महिन्यांच्या आत घ्याव्यात आहे.

3 OCT 2025

3 OCT 2025



3. That the time period within which the project shall be completed by us on or before 31/12/2029.
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.
5. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.
6. 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) OD 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 allottees at the time of allotment of any apartment, plot or building, as the case may be.

*R. Bilalwala*

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 us at Mumbai on this 03<sup>rd</sup> day of October 2025



*R. Bilalwala*

Deponent



**BEFORE ME**

*V. Patil*

**03 OCT 2025**

**VIJAY B. PATIL**  
ADVOCATE & NOTARY  
GOVT OF INDIA

Flat No. 2005, The Signature Tower  
3 Aces Reality, Tagore Nagar,  
Vikhroli (East), Mumbai - 400083,