

महाराष्ट्र MAHARASHTRA



EF 095700

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. 1000008

• 1 OCT 2025

सक्षम अधिकारी C
श्रीमती रुबमा घड्हाण

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.



✓

एकता पत्रिकापत्रासाठी Only for Affidavit

मुद्रांक विकलत घेणाऱ्याले नाव

मुद्रांक विकलत घेणाऱ्याचे शहिदाशी पत्ता

मुद्रांक विकलत घेणाऱ्याची नंद वही अनु छानांक

PRAKKRUTI ABODES LLP
 1401, Excel Plaza, 90 Feet Road,
 Behind Durga Parmeshwari Temple,
 Ghatkopar (E), Mumbai - 400 075.

मुद्रांक विकलत घेणाऱ्याची नाव

पत्ता विकलत घेणाऱ्याची नाव

परायाना क्रमांक : ८०९००७४

मुद्रांक विकलत घेणाऱ्याची नाव : श्री. रवीनेश राजे, टावे

परायाना क्रमांक, टावेचार्याची नाव, घाटपत्रकोपर (पत्ता), क्रमांक - ४०९००७४

सारांशी लायोलयासन्नार्त/व्यावाज्यादार विकलत घेणाऱ्याची नाव

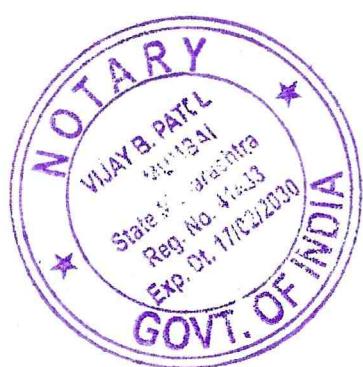
कागदाची आवश्यकता वाही. (कागदाची नाव : ०९/०७/२००४ नुसार)

जटा कागदाची ज्यांवाची अनुसंधान आई दी कृत्ता त्योकी त्याच कार गोलाची मुद्रांक घरेचे

कैल्यापाट्टुल द्याहित्याचा दातारी विकलत घेणाऱ्याची नाव

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 The amount from separate account shall be withdrawn in accordance with RERA Rule 5.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) 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 allottees at the time of allotment of any apartment, plot or building, as the case may be.

P. B. Bilkhaia

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 03rd day of October 2025



P. B. Bilkhaia

Deponent



BEFORE ME

Vijay B. 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.