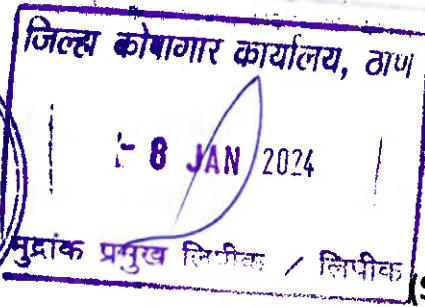




महाराष्ट्र MAHARASHTRA

2023

86AA 348424



FORM B

(See rule 3(6))



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum declaration

Affidavit cum Declaration of Mr. Prashant Rathod duly authorized by the TEN X Realty Limited of Proposed Project **The Address by GS, Bandra Tower C (As per IOA Plan, Tower No-3)** situated at CTS No: 418/24 to 38(pt), 418/45 to 62, 418/76 to 79, 418/93 to 117, 418/136 to 167, 418/223 to 225, 418/230 to 293, 418/322 to 365, 418/445 to 465, 418/461, 418/500 to 536, 418/549 to 550, 418/552 to 553, 418/556 to 564, 418/573 to 589, 418/ 594, 418/608, 418/615 to 628 of Village Bandra, Bandra East Division, Nirmal Nagar, Bandra (East), Mumbai-400051 vide its authorization dated 30th November,2023.

जोडपत्र - २

- 9 JAN 2024

मुद्रांक विक्री नोंदवही अनुक्रमांक 612595 दिनांक

दस्तावा प्रकार

दस्ता नोंदणी करणार आहेत का ? :- होय/नाही

मिळवणीचे योग्यतात दर्पण

मुद्रांक विक्री नोंदवही नोंद

हस्तांतरणासाठी योग्य नोंद

सही

दस्तावा प्रकारचे नोंद

मुद्रांक शुल्क प्रत्येकी

परवानाधारक मुद्रांक विक्रीसाठी

(श्री. शंकर सतेनराज यादव)

मुद्रांक विक्रीचे ठिकाण/पत्ता-जिल्हा सत्र न्यायालय, ठाणे.

परवाना क्रमांक - ९२०१०३९

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच
कारणासाठी मुद्रांक खरेदी करण्यापासून ५ वर्षांच्यात वापरणे
बंधनकारक आहे.



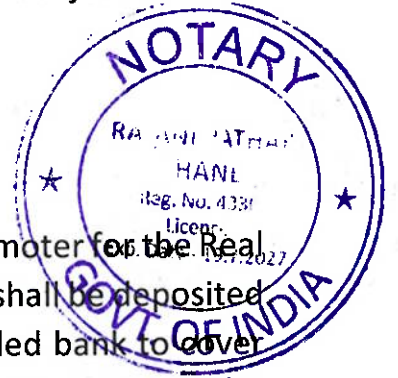
Prashant Rathod duly authorized by TEN X Realty Limited of the Proposed Project **The Address by GS, Bandra Tower C** do hereby solemnly declare undertake and state as under:

1. That the Promoter has legal title over the land on which the development of the proposed is to be carried out and a legally valid authentication of title report of such land is being uploaded on RERA Website.
2. There is no encumbrances on the Project land. The details of litigations on project land is also being uploaded on the RERA Site.
3. That the time period within which the Real Estate Project shall be completed by the Promoter is **31st January, 2030**.

4. (a) for new Real Estate projects:

That seventy per cent of the amounts realized 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 accountant 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 the pending approvals, if any on time from the competent authorities.





8. That the Promoter shall inform the Authority regarding all the changes that may occur 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 have/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.

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 Thane on this ____ day of Jan, 2024.



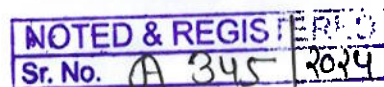
Deponent

TEN X Realty Limited

NOTARISED

Rajani Pathak
B.Sc., LL.M.
NOTARY

Ground Floor, Medha House,
Behind Aadarsh Sanskar Kendra/Garden,
Oppo. Rationing Office, Court Naka, Thane.
Mob. No. 9930538766 / 9821138766



10 JAN 2024