



महाराष्ट्र MAHARASHTRA

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EM 780591



04/06/26



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. Sirajuddin A Shaikh duly authorized by G S A Constructions the promoter of the proposed project "GSA Grandeur," located at CTS No. 610A/1/A1/C and CTS No. 610A/1A/1A of Malad-E at Chika Mulla compound, Pimpri Pada Road, Malad (East), Mumbai vide authorization dated 05/06/2026.

05 JUN 2026

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जोडपत्र-१/Appendure-I

फक्त प्रतिज्ञापनासाठी/ONLY FOR AFFIDAVIT

05/06/26

GSA Constructions



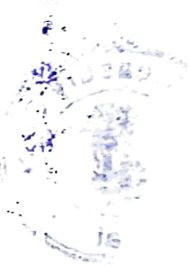
१. मुद्रांक किती नोंदणी अणु. क्रमांक-२/दिनांक
(Serial No./Date)

२. मुद्रांक विकत घेतणारा नाव, रहिवासाचा पत्ता व सही
(Stamp Purchaser's Name
Place of residence & Signature)

३. घरव्यापारक मुद्रांक क्रितीसाठी सही

व परवाना क्र. १०२०२०, मुद्रांक क्र. १०२०२०, मालासोपान (१).

(ज्या कारणासाठी ज्याही मुद्रांक घेतली केला त्यांनी त्याच कारणासाठी मुद्रांक घेतली कल्याणामुन १
महिन्यात वापरणे बंधनकारक आहे.)



I, Mr. Sirajuddin A Shaikh duly authorized by G S A Constructions the promoter of the proposed project does hereby solemnly declare, undertake and state as under:

That promoter has a legal title Report to the land on which the development of the project is proposed

OR

Have/has a legal title Report to the land on which the development of the proposed project is to be carried out.

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.

OR

~~Those details of encumbrances as per EC including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **15/10/2026**.

4. (A) For New Projects: That seventy per cent of the amounts realised by me/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

(b) For ongoing project on the date of commencement of the Act (i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for 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.

OR

(ii) That entire of the amounts to be realized hereinafter by me/promoter for 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, since the estimated receivable of the project is less than the estimated cost of completion the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / 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 I / the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I /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 I /the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Yours faithfully,
For, G S A Constructions

[Signature]



Mr. Sirajuddin A Shaikh
Partner/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 06th day of June, 2026.

Yours faithfully,
For, G S A Constructions

[Signature]



Mr. Sirajuddin A Shaikh
Partner/Deponent



BEFORE ME

[Signature] 86-26

RAMESH KUMAR SINGH
(Advocate & Notary Govt. of India)
E-5, Sarvodaya Hsg. Society
L. B. S. Nagar, 90 Feet Road.
Sakinaka Mumbai 77

Sr. No.:	4030
Date	8.6.26