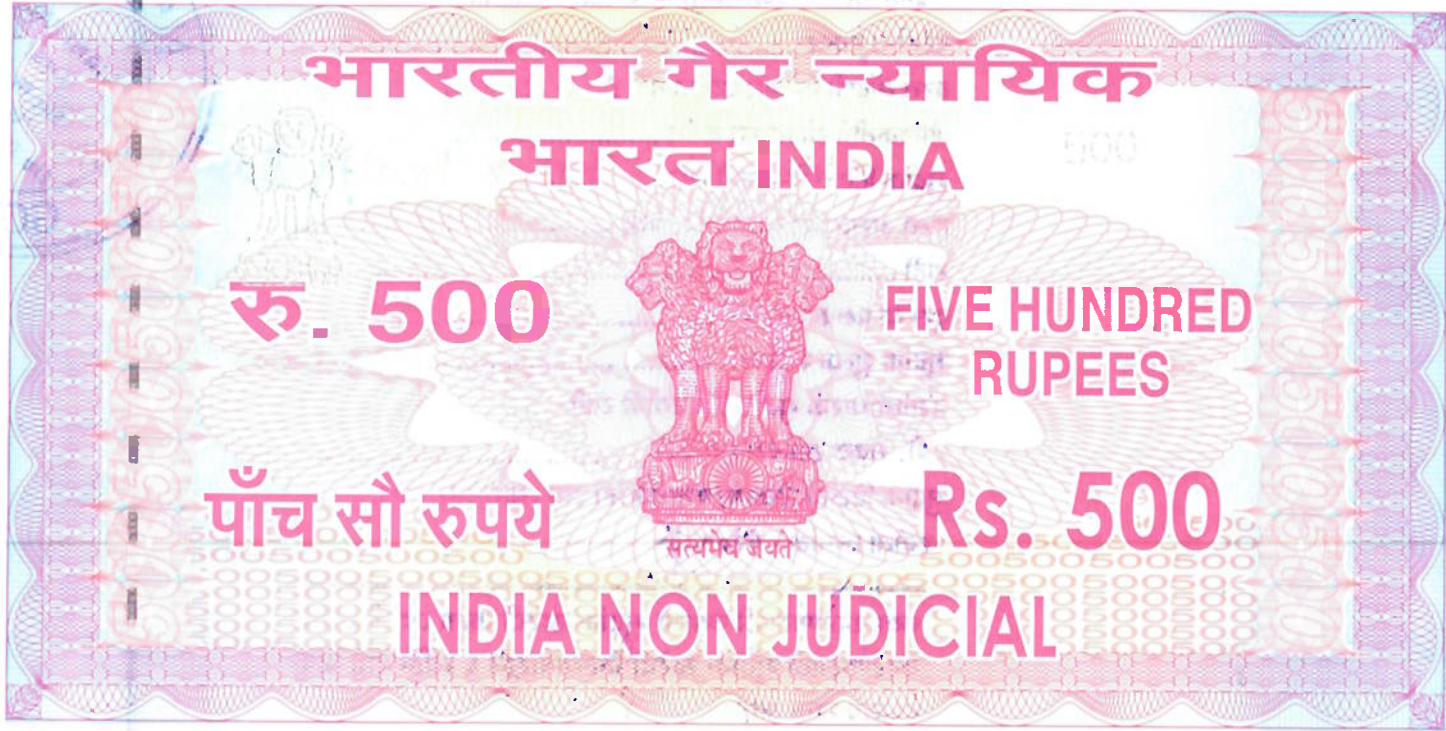
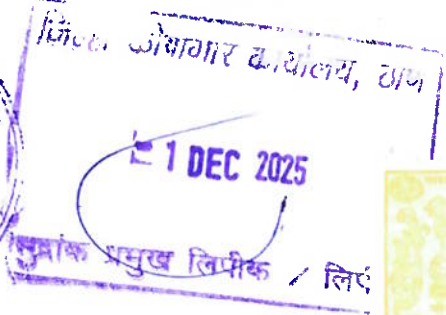




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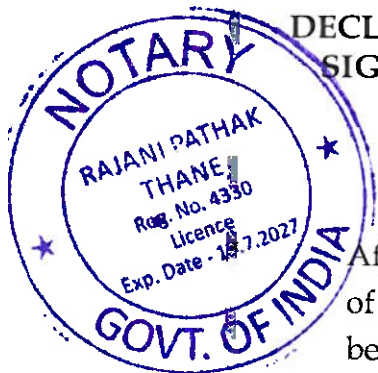


FORM 'B'

[See rule3(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 **TEN X Realty East Limited** the Promoter of the proposed project **The Address by GS Tower 1** situated on plot bearing CS No. 4 (part) and 7 (part), of Salt Pan Division F/N Ward of MCGM, Shashtri Nagar, Sion (East), Mumbai-400022 through Mr. Prashant Rathod duly authorized vide its authorization dated 23.09.2025.

967428

8 DEC 2025

मुद्रांक विक्री नोंदवही अनुक्रमांक

दस्तावा प्रकार

दस्त नोंदणी करणार आहेत का ? :- होय/नाही

मैककतीचे थोडक्यात वर्णन

मुद्रांक विक्री येनाऱ्याचे नांव

हस्ते असल्यास त्याचे नांव, पत्ता

सही

दुसऱ्या पक्षकाराचे नांव

मुद्रांक शुल्क रक्कम

गरवानाधारक मुद्रांक विक्रेत्याची सही-

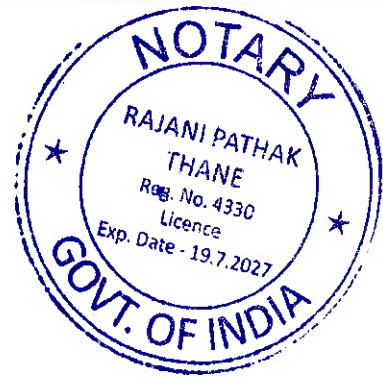
श्री. शंकर साहेबराव सादव)

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

रवाना क्रमांक - 9289039

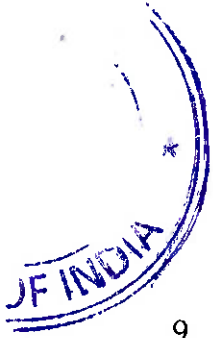
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्या
कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात यापुढे
बंधनकारक आहे.





We the Promoter of the proposed project **The Address by GS Tower 1** through our duly authorized signatory Mr. Prashant Rathod do hereby solemnly declare, undertake and state as under:

1. That Promoter has legal title over the land on which the development of the proposed project 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 encumbrance on the Project Land. The detail of litigations on project land (if any) 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 **31.08.2031**
4. 4. (a) For new Real Estate Project:
That seventy per cent of the amounts realised 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 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. 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/s at the time of allotment of any apartment, plot or building, as the case may be.



Deponent

TEN X Realty East Limited

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 on this 10 day of Dec 2025.

Thane
L



Deponent

TEN X Realty East Limited

BEFORE ME

Rajani Pathak

B.Sc., LL.M.

NOTARY & ADVOCATE

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



NOTED & REGISTERED
Sr. No. C 661/2025

10 DEC 2025