



महाराष्ट्र MAHARASHTRA

2022

BV 638838



प्रधान मुद्रांक कार्यालय, मुंबई
प्र.मु.वि.क्र. ८००००९८
- 6 APR 2023
सक्षम अधिकारी

श्री. जे. पी. वाईकर

FORM 'B'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of **MR. DEEPAK KISHAN GORADIA**, the Managing Director and Authorized Signatory of Dosti Realty Limited, a company duly registered under the Indian Companies Act, 1956, having its registered address at Lawrence & Mayo House, 276, Dr. D.N. Road, Fort, Mumbai - 400 001, (hereinafter referred to as "**the Promoter**"), the Promoter of the proposed project named as "**Dosti Greenscapes - Phase 2**" ("**Real Estate Project**") being developed on piece and parcel of land bearing Survey No.112/1A/Plot No.1(pt) and admeasuring 6010.20 square meters or thereabouts, lying being and situated at Village Hadapsar, Taluka Haveli, District Pune ("**Project Land**" or "**Land**").

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DOSTI REALTY LTD.1st FLOOR, LAWRENCE & MAYO HOUSE
275, DR. D. N. ROAD, FORT
MUMBAI - 400 001.

Tel. No.: 022-22198500

जोड़पत्र - १ Annexure - 1

फॉर्म पर लिखापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव _____
मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____ दिनांक _____
मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक _____मुद्रांक विकत घेणाऱ्याची सही _____ परवानाधारक मुद्रांक विक्रीत्याची सही _____
परवाना क्रमांक : ८००००९६

मुद्रांक विक्रीचे ठिकाण/पत्ता : बार असोशिएशन ऑफ एम ए सी टी

१, हजरीमल खेमनी भूमी भरड हयडकुल्लय समोर कॉस्टल सिव्हाय बाजार, कोरगाव, मुंबई - ४०० ०१९

शासकीय कार्यालयासमोर/न्यायालयासमोर पॉसजपत्र भरून देण्यात येणारा मुद्रांक
कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०९/२००७ नुसार)ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यावरून दमटिन्यात वापरणे बंधनकारक आहे

24 APR 2023





I, **MR. DEEPAK KISHAN GORADIA**, duly authorized by the Promoter of the proposed Real Estate Project, do hereby solemnly declare, undertake and state as under:

1. That the Promoters have a legal title to the Project Land on which the development of the proposed Real Estate Project is being carried out.

AND

A legally valid authentication of title to the Project Land dated 27th January, 2023, issued by **Mr. Kiran Badgujar**, Advocate High Court, Mumbai, is enclosed herewith.

2. That the details of encumbrances and litigation in respect of Project Land is given with "Form-A" – Application for Registration of the said Real Estate Project with MahaRERA.
3. That the time period within which the Real Estate Project shall be completed by the Promoter, shall be on or before 30.04.2028 subject to Force Majeure events as listed in The Real Estate (Regulation and Development) Act, 2016 ("Act").
4. That 70% (Seventy per cent) of the amounts to be realized hereinafter by the 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 utilized for the Real Estate Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Real Estate Project.

7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 the rules, within seven days of the said changes occurring.
9. That the Promoter 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.



For Dosti Realty Limited


DIRECTOR
MR. DEEPAK KISHAN GORADIA
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 this ____ day of 25 APR 2023, 2023.

For Dosti Realty Limited




DIRECTOR
MR. DEEPAK KISHAN GORADIA
Deponent



BEFORE ME


S. R. LOKHANDE
NOTARY
MUMBAI - MAHARASHTRA

25 APR 2023



NOTED & REGISTERED
Sr. No. 2052/191
Dated 25 APR 2023