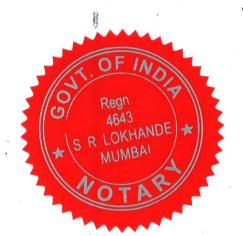
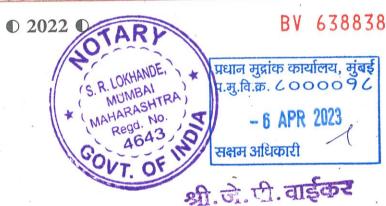


महाराष्ट्र MAHARASHTRA





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

276, DR. D. N. ROWD, FORT

MUMBAI - 400 CD.

जोडपञ-९ Annexure - ! ত্যাভ্যস-স সামাল্যার ক্ষার্থ ত্যাল্য প্রাথমিক No.: 022-22198500

मुद्रांक विकत घेणाऱ्याचे नाव मुद्रीफ विकरा घेणाऱ्याचे रहिवाली पत्ना मुद्रांक विकिबाबतची नोंद वही अनु. क्रमीक मुद्रांक विकत घेणाऱ्याची सही प्रवानाधारक सुद्रांक विक्रित्याची सही प्रवानाधारक सुद्रांक विक्रित्याची सही प्रवानाधारक सुद्रांक विक्रीचे ठिकाण/पत्ता : बार असोशिएशन ऑफ एम ए सी वे शुद्रांक विक्रीचे ठिकाण/पत्ता : बार असोशिएशन ऑफ एम ए सी वे शुद्रांक विक्रीचे ठिकाण/पत्ता : बार असोशिएशन ऑफ एम ए सी वे शुद्रांक श्रेति कार्यालयासमीर/न्यावालयासमीर प्रविज्ञाण भूडि के अण्यात्वी मुद्रांक कार्याची आवश्यक्ता नाही. (शासन आदेश हि. ०५/००/२००५ नुसार ज्या कारणासादी ज्यांकी शासक आदेश किन्छा त्यांकी कार्या कारणासादी 24 APR 2023 ज्या कारणासाठी ज्यांनी सुद्रोक खरेती केटा त्यांनी त्याच कारणासाठी मुद्रांक खरेती केट्याणसून ६महिन्यात वापरणे बंधनकारक अप



- 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:
- 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.

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- 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 subsection (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.

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.



MR. DEEPAK KISHAN GORADIA

Deponent

BEFORE ME

S. R. LOKHANDE

MUMBAI - MAHARASHTRA

25 APR 2023



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S. R. LOKHANDE,

S. MUMBAI

MAHARASHTRA

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