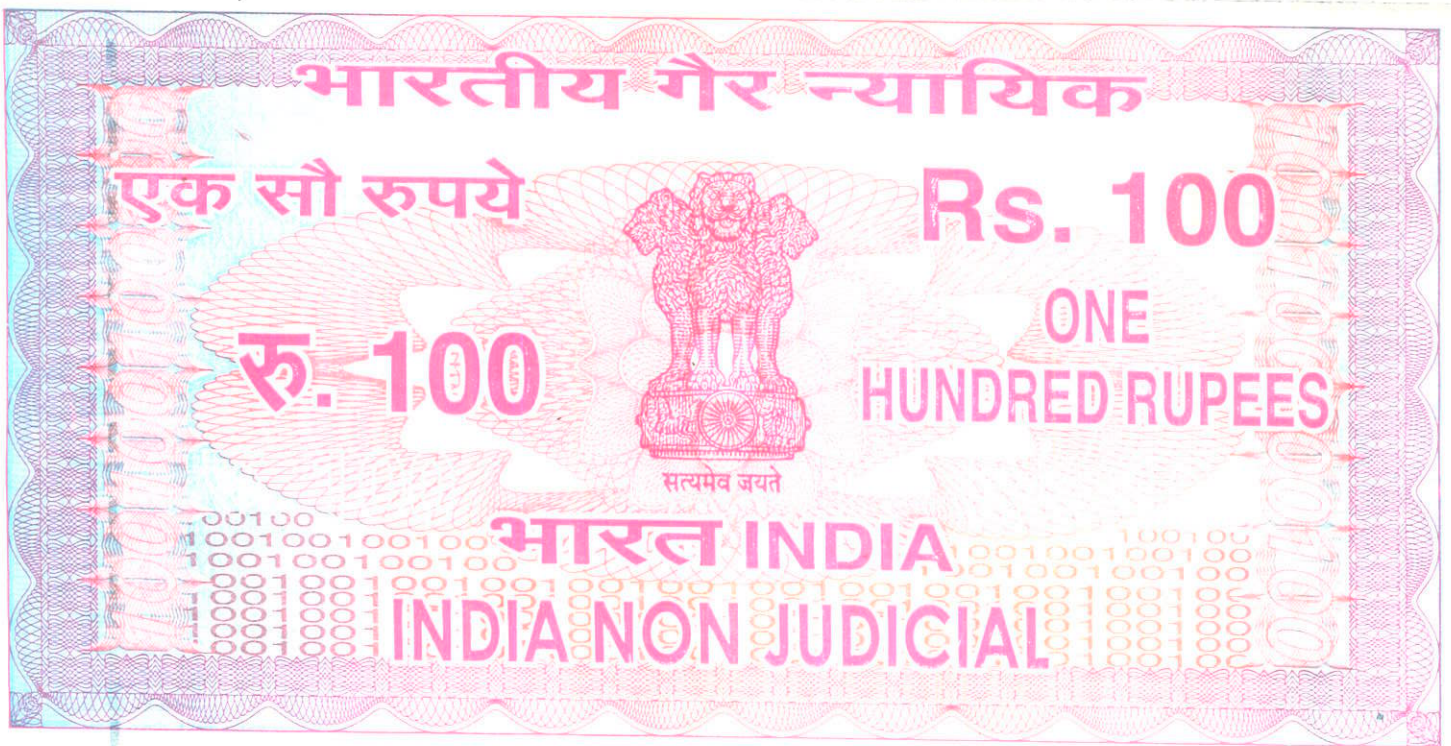




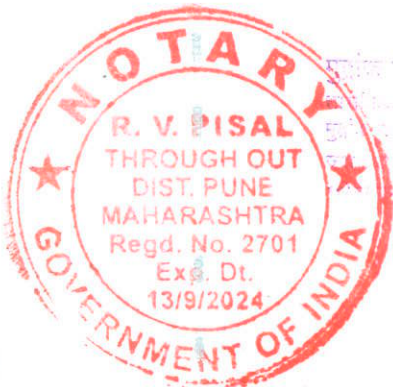
महाराष्ट्र MAHARASHTRA

2022

09AA 798702

13 JUN 2022

पुणे जिल्हा न्यायालय, कोर्टात
७६२१, १३/६/२२, पुणे, महाराष्ट्र, १००।
मुलाखती: यश कानोदे डेव्हलपर्स
अप्रोव्हीज्ड प्रो. पुणे
रविंद्र लवें. यश



३३१२ ९८३६
हस्त व्यक्तीचे नाव- आधार/पॅन/D.Lic.No. ४

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Ravindra Sadanand Barve** (Authorized representative) of **Yashanand Developers** promoter of the proposed project and duly authorized representative on behalf of Partners of the proposed project, vide its/his/their authorization dated on 05th June 2022.

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I **Mr. Ravindra Sadanand Barve** (Authorized representative) of **Yashanand Developers having Building Name - Yash Nanda situated at** CTS Number 201 area admeasuring 677.30 Sq. Meters situated at Shukrawar Peth Pune 411002 **Promoter** have / ~~has~~ a legal title Report to the land on which the development of the project is proposed.

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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project till 31/07/2025.

4. (a) For new projects :-

That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottee, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

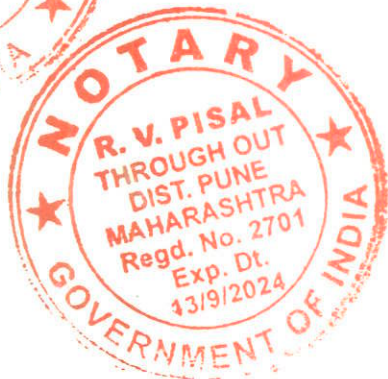
6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the 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 subsection (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.



BEFORE ME

[Signature]
R. V. PISAL
NOTARY GOVT. OF INDIA

[Signature]
Deponent

Mr. Ravindra Sadanand Barve

Noted and Registered

at Sr. No. 1840/22

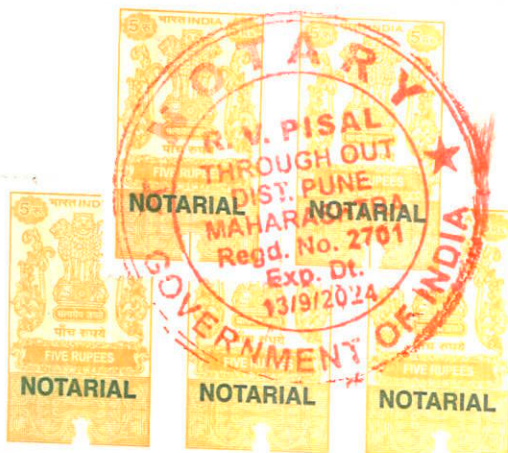
Date:- 15 JUN 2022

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Date – 05th June 2022

Verified by me at PUNE on this 5th day of June 2022.



[Signature]
Deponent

Mr. Ravindra Sadanand Barve