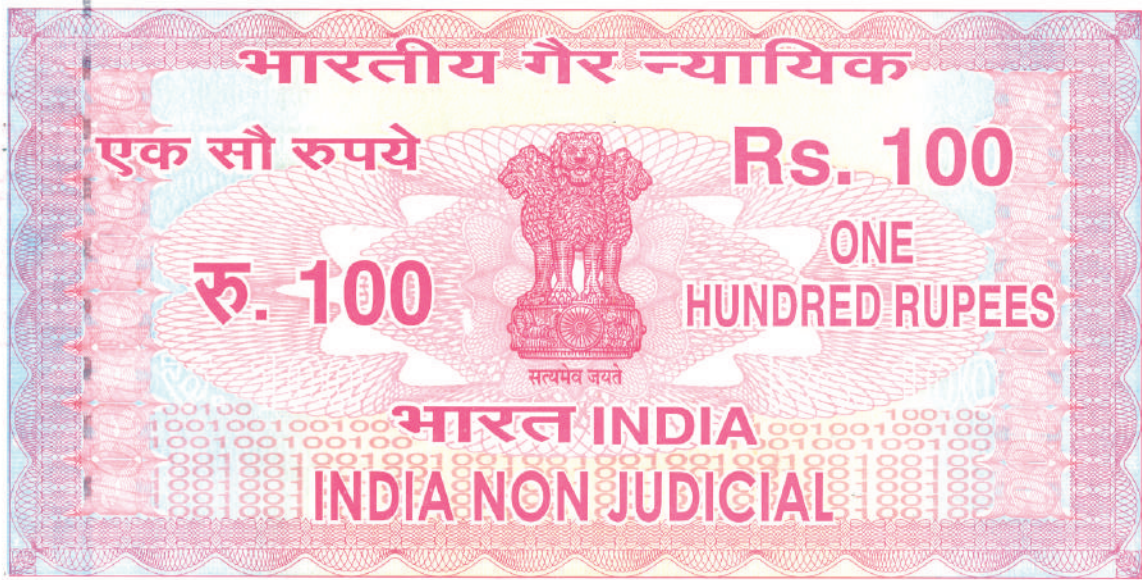




महाराष्ट्र MAHARASHTRA

2022

19AA 658223

27 JUL 2022

अनु.क्र. 7,99,208 दि. पु.शु.रकम. 9001

दस्तावा प्रकार प्रतिशायन

दस्त नोंदणी करणार आहेत का? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक दिकत घेणाऱ्याचे नांव व वत्ता रुपेश विनायक रास

दुसऱ्या वक्ताचा नांव दुसरा रुपेश विनायक रास

हस्त लेखणीचे नांव व वत्ता रास



25 JUL 2022

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

राहुल एस. नाईक

परवाना क्र. 2209929

१४९, गुरुवार रोड, पुणे-४२

मुद्रांक दिकत घेणाऱ्याची सही

ज्या वक्तासाठी जवळी मुद्रांक घेदी वक्ता, त्यांनी त्याच कारणासाठी मुद्रांक घेदी वक्तासाठी व भरिल्यात यावरून संशयकारक आहे



AFFIDAVIT CUM DECLARATION





FORM - 'B'
[See rule 3(4)]

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 **High Yield Fortune Pvt Ltd** Promoter of the proposed project /
duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **22-06-2022**;

I, **Rupesh Vilas Chavan**, Director of Promoter Company for the proposed project / duly authorized by the
promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the project is
proposed

OR

High Yield Fortune Pvt Ltd have/has a legal title to the land on which the development of the proposed
projects 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 said land is free from all encumbrances.

OR

That, details of encumbrances _____ including 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 is **30-11-2024**.

4. That, seventy per cent of the amounts realized 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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in
proportion to the percentage of completion of the project.

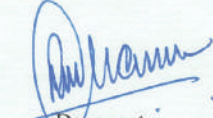
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer,
an architect and a chartered accountant in practice that the withdrawal is in proportion to the
percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial
year by a chartered accountant in practice and shall produce a statement of accounts duly certified and
signed by such 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.

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

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

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


Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and
correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 27 JUL 2022 day of _____

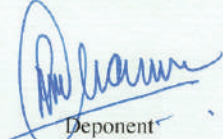


Noted and Registered
at Sr. No. 4078/2022
Date:- 27 JUL 2022

BEFORE ME



SANGEETA ASHOK BHAGAT
Notary Govt. of India, Pune


Deponent