

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

HUND

भारत INDIA
INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA

2022

04AA 335781



Form B

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

I, Mr. Ravi Ramesh Punamiya, Partner of M/s. Joshi And Yash Developers LLP, of having office at 101, Ganesh Kuti Bldg., Near Dr. Bedekar Hospital, M. K. Road, Naupada, Thane (W) – 400 601, is duly authorized as Promoter to submit Affidavit cum Declaration for the project “New Vaishali CHS Ltd.”, situated at CTS No. 64B/2, Tikka No. 21, Naupada, S. V. Road, Thane (W) – 400 601:

+ + Punamiya

जोडपत्र - २

दस्तावेज क्रमांक -

१६३५५६

16 JUL 2022

दस्तावेज प्रकार -

Aff

दस्त नोंदणी करणार आहे का ?

मिळवणीचे धोरण/पत्र -

दोस्त/माली

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मुद्रांक विकत देणाऱ्याची नांव -

M/s Joshi And Yash Developers LLP.

हस्त प्रभार/पत्र त्यांचे नांव,

पत्ता व सही -

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Rawal

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दुरुस्त पत्र/पत्राचे नांव -

मुद्रांक शुल्क रक्कम -

मुद्रांक विक्रेत्याची सही -

(संकर साहेबराव दावद)

मुद्रांक विक्रीचे ठिकाण/पत्ता -

ठाणे (स.) - ४०० ६०९.

परवाना मुद्रांक क्रमांक - ९२०९०३९

ज्या कारणासाठी ज. नोंदी मुद्रांक वगैरे देऊन त्यांनी त्याच कारणासाठी मुद्रांक वगैरे देऊन त्यांना ६ महिन्यांत वापरणे बंधनकारक आहे.

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We, M/s. Joshi And Yash Developers LLP, Promoter of the project viz. New Vaishali CHS Ltd., do hereby solemnly declare, undertake and state as under:



That New Vaishali CHS Ltd. has a legal title on the land on which the re-development of the project is proposed. We enclose the authenticated copy of title Certificate of Advocate Rajani Pathak dated 15/07/2022 along with Development Agreement dated 29/07/2021.

2. That the project land is free from all encumbrances.
3. That the project shall be completed on or before 31/12/2024.
4. That seventy percent of the amounts to be realized hereinafter by us 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 for the that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That we shall get the accounts audited within six months after the end of every financial year by a 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 we shall take all the pending approval on time, from the competent authorities.
8. That we 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 these rules, within seven days of the said changes occurring.

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9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we 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.

Verification

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and we have not concealed any material facts.

Verified by me at Thane on this 16th day of July-2022.

M/s Joshi And Yash Developers LLP.

++ Khuram

Partner

Deponent



NOTARISED

7/01
R. S. PANDEY
ADVOCATE & NOTARY
6-D.N.S. TOWER, COURT NAKA
THANE, MAHARASHTRA

Noted & R. No.	4649/22
Page No.	15
Date:	16 JUL 2022