

1. Mr. Kaustubh Gajanan Kalke Partner of M/s. JOSHI ENTERPRISES promoter of the proposed project Darshani Co-operative Housing Society Ltd./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 Report to the land on which the development of the project is proposed

OR

Darshani Co-operative Housing Society Ltd. has a legal title to the land on which the development of the proposed project is 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 project land is free from all encumbrances.

OR

That details of encumbrances _____ including dues and litigation, 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 promoter is 31st December 2024.

4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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/ 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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, on any grounds.

For M/s JOSHI ENTERPRISES
CC/GA

Deponent **PARTNER**

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 by me at Thane on this 6th July 2022.

For M/s JOSHI ENTERPRISES

CC/GA

Deponent **PARTNER**

BEFORE ME

Rajani Pathak

B.Sc., LL.M.

NOTARY & ADVOCATE

1st Floor, Vision Business Centre,

Bhiwandiwala Terrace,

Adjacent to Court, Thane

. 25340835, 9821138766, 9936538766



NOTED & REGISTERED

No. A7154/2022

- 7 JUL 2022

