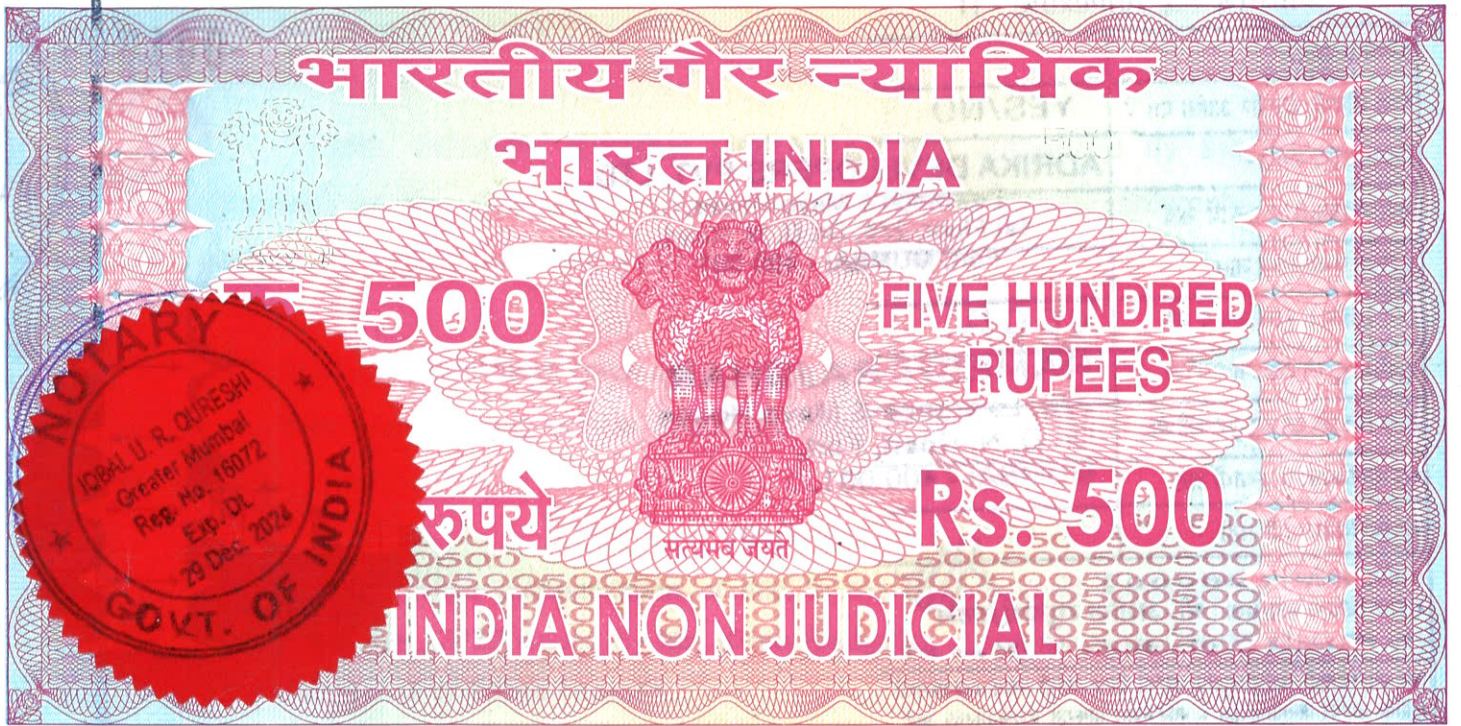
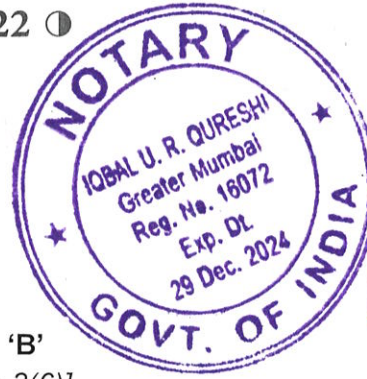




महाराष्ट्र MAHARASHTRA

2022

BS 241681



प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क. ८०००००३
- 4 OCT 2022
संक्षम अधिकारी

FORM 'B'
[See rule 3(6)]

श्री. जगन शिंदे

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. DEEPAK KISHAN GORADIA**, the Authorized Signatory of Adrika Developers Private Limited, a Company duly registered under the Indian Companies Act, 1956, having address at Lawrence & Mayo House, 276, Dr. D.N. Road, Fort, Mumbai - 400 001, (hereinafter referred to as "**the Promoters**"), the Promoter of the proposed project named as "**DOSTI GREATER THANE - SECTOR 3A - CLUSTER 2 - PHASE 1**" ("**Real Estate Project**") being developed on piece and parcel of land bearing Survey Nos. 156/2(pt), 156/1(pt), 159/1A(pt), 159/1B(pt), 159/1C(pt), 160/1, 160/2(pt), 161/3(pt), 161/4, 161/5(pt), 159/2(pt), 154/3A(pt), 154/3B(pt), 154/7(pt), 164/4(pt), 163/1(pt), 163/2(pt) and admeasuring 18,209.47 square meters or thereabouts, lying being and situated at Village Purne, Taluka Bhiwandi, District Thane,

("Project Land" or "Land").

जोडपत्र - २ Annexure - II

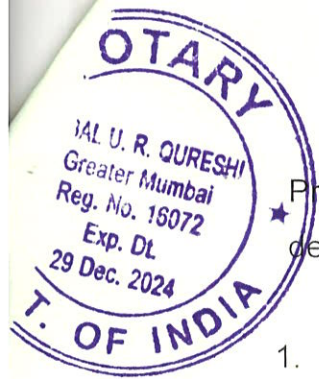
दस्तावा प्रकार	
दस्त लोदी करणार आहेत का ?	YES/NO
मिळकतीचे दर्ज -	ADRIKA DEVELOPERS PVT. LTD.
मुद्रांक विकत घेणाऱ्याचे नाव	Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, MUMBAI - 400 001
दुसऱ्या पक्षकऱ्याचे नाव	
हस्ताक्षर करणारे व्यक्तीचे नाव व पत्ता	REBA.
मुद्रांक शुद्ध रक्कम	RAMESH RAJBHAR
मुद्रांक विक्री बंद रसी अनु. क्रमांक/दिनांक	276, Lawrence & Mayo House Dr. D. N. Road, Fort, MUMBAI - 400 001.
मुद्रांक विकत घेणाऱ्याची सही	
मुद्रांक विक्रेत्याची सही	
परवाना क्रमांक : ८०००००३	
मुद्रांक विक्रेत्याचे नाव/पत्ता : श्री. अशोक रघुनाथ कदम	
२६०, शांति भवन विंग रोड, २/१५, अहमद नगर, फोर्ट, मुंबई-४०० ००५.	
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात जाबरी घेण्याबाबतचे अर्ज	

001009



17 OCT 2022

17 OCT 2022



I, **MR. DEEPAK KISHAN GORADIA**, duly authorized by the Proprietor of the proposed Real Estate Project, do hereby solemnly declare, undertake and state as under:

1. 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 22nd November, 2022 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 31.12.2027 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.
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 sub-section (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.



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.

Verified by me at Mumbai on this 22nd day of November, 2022.



MR. DEEPAK KISHAN GORADIA

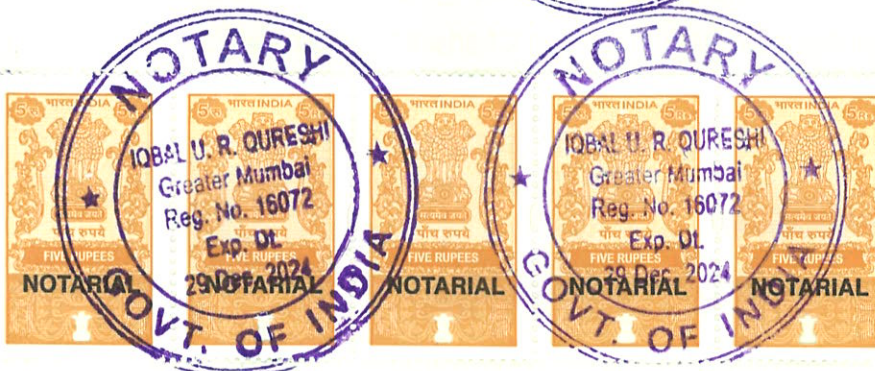
Deponent



BEFORE ME

IQBAL U. R. QURESHI
NOTARY
Government of India
Greater Mumbai Maharashtra

22 NOV 2022



NOTED & REGISTERED
Sr. No. 843 Page No. 45
Book No. 29 Date 22 NOV 2022

22 NOV 2022