



महाराष्ट्र MAHARASHTRA

23 SEP 2019

VR 554390



FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **MR. TULSI NARSHI MANANI** Proprietor of **M/s. YASH ENTERPRISES** promoter of the proposed project **SAI KRUPA** (PROJECT NAME) Addressed at PLOT NO. 184, SECTOR NO. 20, ULWE (NEW) NAVI MUMBAI - 410 206,

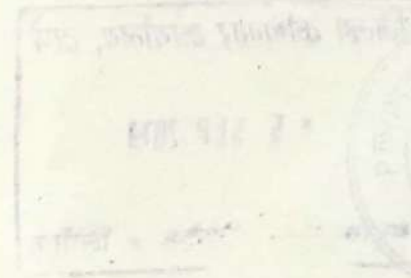
For YASH ENTERPRISES

13/12/2019 12:22:11
Proprietor

23 SEP 2019

जोडपत्र-२/Annexure-II

१. मुद्रांक विक्री मालकी अनु. क्रमांक	31346
२. दस्ताचा प्रकार	Affi
३. दस्त जोदणी करणार आहेत का?	होय / नाही
४. मिळकतीचे थोडक्यात वर्णन -	
५. मुद्रांक विक्री घेणाऱ्यांचे नाव	Yash Enterprises
६. दुसऱ्या पक्षकाराचे नाव	
७. हस्ते असल्यास त्यांचे नाव, पत्ता व सही	Pareesh
८. मुद्रांक शुल्क रक्कम	100/-
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/ पत्ता	रामदास कि. महारनवर परवाना क्र. १२०१०२८ ए-५८/१०, सेक्टर-२१, नुमा, मुंबई ४०० ७०३.
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापामुन हे महिन्यात वापरणे बंधनकारक आहे.	



१२/०९/२०१९
१२/०९/२०१९

I, **MR. TULSI NARSHI MANANI** Proprietor of **M/s. YASH ENTERPRISES** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **MR. TULSI NARSHI MANANI** Proprietor of **M/s. YASH ENTERPRISES** have / has a legal title Report to the land on which the development of the project is proposed 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.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project ; **31/03/2023**.

4. (a) For new projects : That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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.

For **YASH ENTERPRISES**
Bhushan Narshi
Proprietor

12/12/2017

12/12/2017

12/12/2017

12/12/2017



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 sub-section (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.

For YASH ENTERPRISES
13/09/2019
Promoter
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 _____ on this ____ day of _____.

For YASH ENTERPRISES
13/09/2019
Promoter
Deponent



ATTESTED BY ME
R. C. DIGPAL
ADVOCATE & NOTARY
MUMBAI

23 SEP 2019