



महाराष्ट्र MAHARASHTRA

2023

61AA-257689



FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Murji Damji Minat** Partner of **M/S. Jaydeep Realspace LLP** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05/06/2022.

I, **Mr. Murji Damji Minat** Partner of **M/S. Jaydeep Realspace LLP** promoter of 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 Report to the land on which the development of the project is proposed

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out

JAYDEEP REALSPACE LLP

[Signature]

Partner

जोडपत्र - २

मुद्रांक दिवशी तारीखी

मुद्रांकमांक

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14 SEP 2023

संस्तुतप्र प्रकार -

RGY

इस्त लोंदणी करणार आहे का ?

होय/नाही

मिककलीचे थोडक्यात दर्शन -

मुद्रांक विकत घेण्याचे नांव -

इस्ते उपस्थान स्थाने नांव,

पत्ता व माली -

इस्तवा पकवतस्थे नांव -

मुद्रांक शुल्क रक्कम -

मुद्रांक विक्रेत्याची सही - (संकर सहस्ररख बंदव

मुद्रांक विक्रीचे ठिकाण/पत्ता - जणे कितहा लग्न्यावतव,

जणे (प.) - ४०० ६०१.

परवाना मुद्रांक क्रमांक - १२०१०२१

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी
स्वातंत्र्य कारणासाठी मुद्रांक खरेदी केल्यापासून
६ महिन्यांत बापराजे बंधनकारक आहे.



Thare
Jaydeep Realspace
up.



JAYDEEP REALSPACE LLP

Partner



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 **31/03/2027**.

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 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, 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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.

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Partner



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10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

JAYDEEP REALSPACE LLP

Partner
SHRI. MURJI DAMJI MINAT
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this date _____

JAYDEEP REALSPACE LLP

Partner
SHRI. MURJI DAMJI MINAT
Deponent

15 SEP 2023

ATTESTED BY ME



DILIP V. WAGH
Advocate & Notary
Mahadev Petal Chawl, Behind Mukund Court
& Station Office, Panchsheel Nagar,
S. H. Road, Malad (W), Mumbai-400 060.

JAYDEEP REALSPACE LLP

Partner

JAYDEEP REALSPACE LLP

Partner

ATTESTED BY ME

Dr. P. S. Srinivas
Chartered Accountant
Firm: P. S. Srinivas & Co.
10, 1st Floor, Anna Nagar, Chennai - 600 024

