

भारतीय गैर न्यायिक
एक सौ रुपये
Rs. 100
रु. 100
भारत INDIA
INDIA NON JUDICIAL
NOTARY
P.H. SHRSAT
Regd. No. 10787
MUMBAI (EAST)
MUMBAI
MAHARASHTRA
GOVT. OF INDIA

● 2017 ●

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सुभाष चिन्मयी, दिल्ली ११०००५

RESEARCH DESIGN

www.pearsoned.co.uk

निष्ठावर्ती की ओर प्रवृत्त करने

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संज्ञा

[illegible]

2000 年 12 月 31 日

परकमलमय । गुण । अन्धारी नहीं रही चित्तवत् हस नाई ।

पञ्चनाहः

संकेत सूत्रक विज्ञान विभाग - नार्थक कमरिपल सेटर, सीप नं. ४, ज्ञान-द पैले
सकाणी लोक टेवी नाथ, ठाणे (४)

મુદ્રક શ્રી ડી.કે.જી.પ્રિન્ટર્સ પ્રા.લિ. દ્વારા મુદ્રિત થયેલું છે.

FORM D

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

I, VIJAY VITHAL PANCHAL, duly authorized signatory of M/s. YASHRAJ CORPORATION a partnership Firm duly registered under the provisions of the Partnership Act, 1932, having its registered office at 100, Rushikesh Apartment, G. K. Gokhale Road, Mulund East, Mumbai-400081, the promoter of the proposed Real Estate Project ("the Promoter") do hereby solemnly declare, undertake and state as under:

1

2



400081, the promoter of the proposed Real Estate Project ("the Promoter") do hereby solemnly declare, undertake and state as under:

I am Authorized Signatory of M/s. YASHRAJ CORPORATION has authorized me to execute the present affidavit cum declaration vide authorization dated 1st July, 2017.

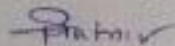
The whole Project consisting of Shops on ground floor, Stack parking and residential flat from 1st to 22nd Floors: is known as "USHA APARTMENT" (Whole Project) to be constructed on plot bearing C.T.S No. 1123A/1/1B of village Mulund at V.B. Phadke Road, 90FT Road, Sane Guruji Nagar, Mulund(E), Mumbai-400081.

1. The Promoter has a legal title Report to the land on which the development of the whole Project/Real Estate Project is to carried out.

AND

A legally valid authentication of title of such land of the Real Estate Project /whole Project has been uploaded on the RERA website. The Agreement for sale and the Schedules and Annexures thereto are still under Preparation. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017 ("MAHA RERA Rules") for preparation of the above mentioned documents and shall upload them as soon as they are ready.

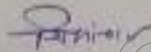
2. That the promoter has not taken loan facilities from any Bank / Financial Institution and has not created any development rights of the projects land for the said facilities and no litigation is pending related to any rights, title and interest in the project.
3. That the time period within which the Real estate Project shall be completed by the Promoter is as per the date as disclosed on the RERA website.
4. Real Estate Project is an ongoing Project on the date of commencement of the Act;
 - (i) That seventy per cent of the amounts to be realized hereinafter 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.
 - (ii) That entire 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, since the estimated receivable of the Real Estate Project.
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 Real Estate project have been utilised for the Real Estate projects and the withdrawal has been in compliance with the proportion of 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 these 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 maybe.

Deponent

For M/s YASHRAJ CORPORATION



Vijay Vithal Panchal
Partner / Authorised person

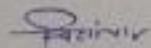
VERIFICATION

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

Deponent

For M/s YASHRAJ CORPORATION



Vijay Vithal Panchal
Partner / Authorised person



BEFORE ME
29/07/2017
N. SHIRSAT
B.COM, LL.B., S.I.C.S.
ADVOCATE & NOTARY
MUMBAI (EAST), MUMBAI
MAHARASHTRA STATE

भारत सरकार / PERMANENT ACCOUNT NUMBER
AALPP0902D

नाम / NAME
VIJAY VITTHAL PANCHAL

पिता का नाम / FATHER'S NAME
VITTHAL BABURAO PANCHAL

जन्म तिथि / DATE OF BIRTH
17-06-1963

स्थायी हस्ताक्षर / STAYING SIGNATURE

मुद्रांक / MUMBAI
REG NO 100

GOVT. OF INDIA

पंजीकृत / (पंजीकृत केंद्र)
MUMBAI (MUMBAI Center)

Handwritten signature: *Panchal*

आयकर विभाग / INCOME TAX DEPARTMENT
YASHRAJ CORPORATION

भारत सरकार / GOVT. OF INDIA

25/07/2005

PERMANENT ACCOUNT NUMBER
AAAFY14500

Handwritten signature: *Panchal*