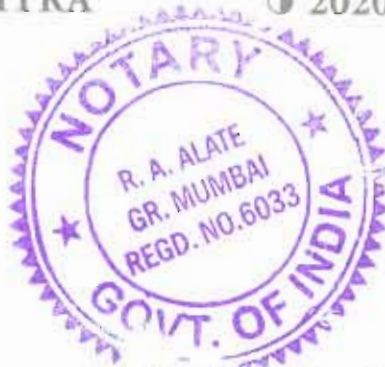




महाराष्ट्र MAHARASHTRA

2020

XG 704419



AFFIDAVIT CUM DECLARATION

श्री. सी. टी. आवेकर

Affidavit cum Declaration of **M/s. YSS REALTY** through its Partner **Mr. Vikash Jhanwer** duly authorized by the promoter of the project, vide its authorization dated 21/01/2020.

We, **M/s. YSS REALTY ("Promoter")** through its Partner **MR. VIKASH JHANWER** being Promoter of the project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title Report 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 Development Agreement between such Owner and Promoter for development of the real estate project.

Vikash Chand Jhanwer.

जाडपत्र-१ Affidavit
अपत्त परिष्कारासाठी Only

23 OCT 2020

मुद्रांक विभाग येथील नाव

YSS REALTY

मुद्रांक विभाग येथील पत्ता

Shubham Center, B-2, Wing,
5th Floor, Flat No. 505, Cardinal

मुद्रांक विभाग येथील बॉक्स नंबर, अंगीकृत

Gregious Road, Chakala,
Andheri (East), Mumbai - 400 099.

मुद्रांक विभाग येथील खर्च

परवान्यावरून मुद्रांक विभाग

परवाना क्रमांक : 20000094

23 OCT 2020

मुद्रांक विभाग येथील पत्ता : अंधेरी कोर्ट बार् एसोशिएशन
एन. एन. कोर्ट, अंधेरी रेल्वे स्टेशनच्या बाजूला, अंधेरी (पूर्व), मुंबई - ६९.

आवश्यक कार्यालयासाठी/न्यायतयारीसाठी पत्राचार सादर करणेसाठी मुद्रांक
व्यवस्थापकी आवश्यकता नाही. (शासन अदेश दि. ०९/०६/२००४) नुसार

त्या कारणासाठी ज्यांनी मुद्रांक खर्च केला त्यांनी त्याच कारणासाठी मुद्रांक खर्च
केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.





That details of encumbrances are as follows:

SR. NO.	CASE DETAIL	PARTIES	STATUS:
1	Dindoshi Court S.C. SUIT NO. 1061 OF 2019	Mrs. Damayanti Surendra Jaiswal V/s Mr. Hemant Ghyanshyam Jaiswal & 10 Others	Pending
2	Small Cause Court, Bandra RAD Suit No.133 of 2018	Mr. Prakash Tandle V/s Mrs. Usha Jaiswal & 10 Ors	Notice for Hearing

- That the time period within which the project shall be completed by promoter is 2 (two) years from the date of registration of the project.
- That seventy per cent (70%) 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.
- That the amount from the separate account shall be withdrawn by the promoter in proportion to the percentage of completion of the project in accordance with Rule 5.
- That Promoter shall get the accounts audited within six months after the end of every financial year by 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.
- That the Promoter shall take all the pending approvals on time, from the competent authorities.
- 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.

Vikash chand Thanwer

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 flat, apartment, plot or building, as the case may be.

For YSS REALTY

Vikash chand Jhanwar.
PARTNER

DEPONENT

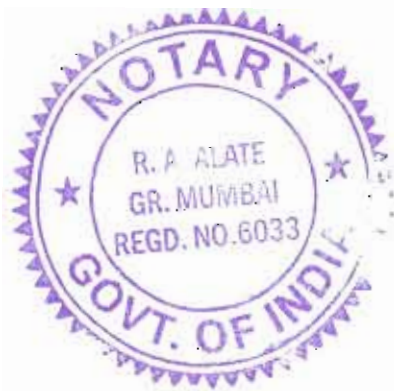
VERIFICATION

The content of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this day of _____ 2020.

Vikash chand Jhanwar.


5/11/2020
R.T. Mishra
B.A., B.Ed. LL.B.
Advocate High Court, Mumbai,
Annawadi, Tople Wadi, Western
Express Highway, Opp. Sai Sankar,
Andheri (E), Mumbai-400 099.



BEFORE ME

05/11/2020
R. A. ALATE B.SC. LL.B.
NOTARY GREATER MUMBAI
/B7, Dongre Sadan, Mohiti Village,
Saktinaka, Mumbai - 400 072.

SR. No. 5660
DT. 5/11/2020