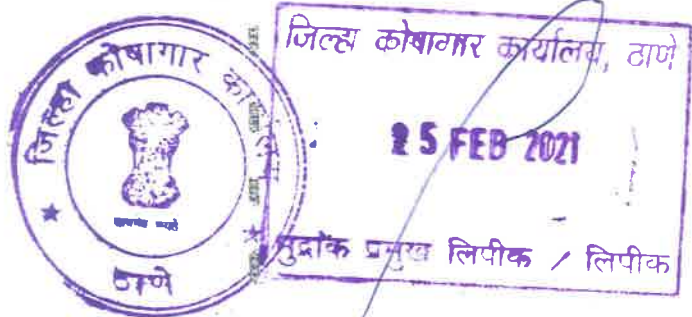




महाराष्ट्र MAHARASHTRA

2020

YC 053486



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of [1] MRS. RITA SANTOSH JAISWAL [2] MR. ANKUR SANTOSH JAISWAL, [3] MRS. TINA DILIPKUMAR JAISWAL nee MS. TINA SANTOSH JAISWAL, Co-owners of the Project land bearing C.T.S No.166, 166/1 to 17 area admeasuring 1235.8 sq. mtrs. together with building known as "269, Bhagwandas Building" of Village Bandivali, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai.

Tina Jaiswal

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Rita Jaiswal

7 MAR 2021

संस्कृत-संज्ञा

१. सर्वोच्च न्यायालय का क्षेत्राधिकार :- लोक/राजी

निष्ठावर्तीये प्रेक्षायाः वर्णन

मुद्रांक विकल्प के अनुसार प्रमाणित किया गया

Rida S. Jalil

दुसऱ्या पक्षाच्याही मांस-पक्ष

उत्तरे असत्त्वास त्याचे मांस/प

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मुद्रांक विभाग, मीरा रोड (पूर्व), ठाणे.

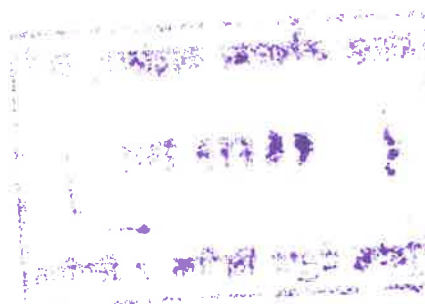
9209060

मुद्रांक छरेदी केव्यापासून ६ महिन्यात वापरणे बंधकारक आहे.



2 MAR 2021

429705





We, [1] **MRS. RITA SANTOSH JAISWAL** [2] **MR. ANKUR SANTOSH JAISWAL** both adults, Indian Inhabitants having address at 1/269, Bhagwandas Building, Jogeshwari West, Mumbai 400102 [3] **MRS. TINA DILIPKUMAR JAISWAL nee MS. TINA SANTOSH JAISWAL** an Indian Inhabitant, having address at F-G 02, Balaji Eligance, ITPI Main Road, Opp. GR Tech Park , Whitefield, Bangalore North, Bangaluru, Karnataka – 560066, being **Co-Owners of the project** do hereby solemnly declare, undertake and state as under:

1. That Mr. Santosh Ramnarayan Jaiswal was one of the Co-owner of the project land.
2. Mr. Santosh Ramnarayan Jaiswal expired on 18/10/2020 at Mumbai leaving behind him 1) his wife Mrs. Rita Santosh Jaiswal (being deponent No.1 herein), 2) his son Mr. Ankur Santosh Jaiswal (being deponent No.2 herein), and his married daughter Mrs. Tina Dilipkumar Jaiswal Nee Ms. Tina Santosh Jaiswal (being deponent no.3 herein) as his only heirs and legal representatives.
3. That on this date we alongwith (1) Mrs. Usha Satish Jaiswal, (2) Mr. Paresh Satish Jaiswal, (3) Mr. Pratik Satish Jaiswal, (4) Sarika Manoj Chouksey Nee Sarika Satish Jaiswal (**OWNERS**) are the owners of the project land.
4. That owners have granted, assigned and transferred the development rights with respect to the Project Land unto and in favour of **M/s. YSS REALTY**, a partnership firm having its registered office at 506, B-2 Wing, Shubham Center, Cardinal Gracious Road, Chakala, Andheri (East), Mumbai 400 099 vide a **Development Agreement dated 03/01/2019**, registered with the Sub-Registrar of Assurances, Andheri-7, bearing registration no. BDR-18/64/2019 and owners have executed **Power OF Attorney dated 03/01/2019** duly registered with Joint Sub Registrar of Assurances Andheri-7 bearing no. BDR-18/65/2019 dated 03/01/2019 in favour of **Promoters, M/s. YSS REALTY**.
5. That before executing Development Agreement with the promoters, we, owners have obtained various permissions/ sanctions/ approvals from MCGM for redevelopment of the Property in our favour. So the MCGM has issued IOD dated 06/02/2020 bearing no. CE/9224/WS/AK/IOD/1/NEW and CC dated 30/06/2020 bearing no. CE/9224/WS/AK/CC/1/NEW in the name of Owners Mr. Santosh Ramnarayan Jaiswal and Others.

Tina Jaiswal

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Rita Jaiswal



6. That by virtue of the Development Agreement and Power of Attorney, **M/s. YSS REALTY** become the Promoters of the said Project.
7. **Now MCGM has entered the name of M/s. YSS REALTY as Promoter and has issued Further CC dated 25/02/2021 in the name of YSS REALTY.**
8. 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.
9. 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

10. 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.
11. 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.
12. 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.
13. 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.

Tina Jaiswal

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Rita Jaiswal



14. That the Promoter shall take all the pending approvals on time, from the competent authorities.
15. 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.
16. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
17. 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.

DEPONENTS

1] MRS. RITA SANTOSH JAISWAL	<i>Rita Jaiswal</i>
[2] MR. ANKUR SANTOSH JAISWAL	<i>A</i>
[3] MRS. TINA DILIPKUMAR JAISWAL nee MS. TINA SANTOSH JAISWAL	<i>Tina Jaiswal</i>

VERIFICATION

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

Verified by me at _____ on this day of March 2021.



BEFORE ME
S. Kazi
05/03/21

SIKANDAR KAZI
B.Com.LLB
ADVOCATE & NOTARY GOVT. OF INDIA
Shop No. 3, Ground Floor,
Sujat Mansion Bldg., Opp. Moti Mahal Hotel
S. V. Road, Andheri (W), Mumbai - 400 058

Red No.	05
Sr. No.	1445
Date	08/03/21