



महाराष्ट्र MAHARASHTRA

2023

21 AUG 2023

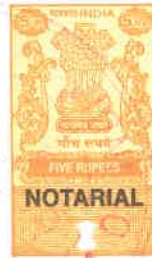
62AA 510001



जिल्हा कोषागार कार्यालय, ठाणे

10 AUG 2023

मुद्राक प्रमुख लिपीक / लि



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sugat Gyaneshwar Waghmare, being a Designated Partner of and duly authorized by the promoter of the proposed project, vide it's authorization dated 18th July 2021;

I, Sugat Gyaneshwar Waghmare, being a Designated Partner of and duly authorized by **M/s. Superb Maa Infra & Housing LLP**, a Limited Liability Partnership registered under the LLP Act, 2008, the promoter of the proposed project "**Yogakshema Residency Phase-II**" proposed to be developed at Survey No. **25/4, 40 & 41** of village -**Giravale Tal. Panvel, Dist. Raigad**, 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 project is proposed.

Sugat Waghmare

18718 व

21 AUG 2023



१. दिनांक नोंदणी अतः कर्मांक / दिनांक	
२. दस्तावेजांची संख्या	
३. दस्तावेजांची संख्या (आवेदन का)	डॉक / नॉक
४. भिन्नकारीचे शाब्दिकतात वर्णन -	
५. मुद्रांक दिवसात घेण्यात आले पाव व सही	
६. हस्त आक्षेपास लागू पाव, परवाना व सही	
७. दुसऱ्या घातकासाठी पाव	
८. मुद्रांक शुल्का प्रत्येक	
९. प्रत्येक घातक मुद्रांक घेण्यासाठी सही व परवाना	
१०. प्रत्येक घातक मुद्रांक घेण्यासाठी सही व परवाना	

Superb Infra and Housing LLP
B-111, Farmer Chambers,
Sadhu Vaswani Chowk, Pune - 411 001.

राजेश रुक्मिणी जाधव
बरबात क्र. १३७९०३९,
एम्प्लॉय-०४/२०१६, सेक्टर-२,
जाली, नवी मुंबई-४०० ०७०३.

ज्या कारणासाठी ज्यांनी मुद्रांक करेदी केला त्यांनी त्याच कारणासाठी मुद्रांक करेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे



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 details of encumbrances over such land along with details are enclosed as Annexure.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 3 Years & 4 months i.e. on or before 31st December 2026;
4. That seventy per cent of the amounts realised 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.
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 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 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 may be.



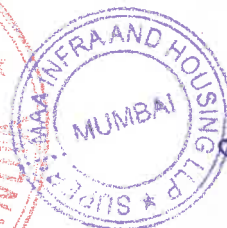
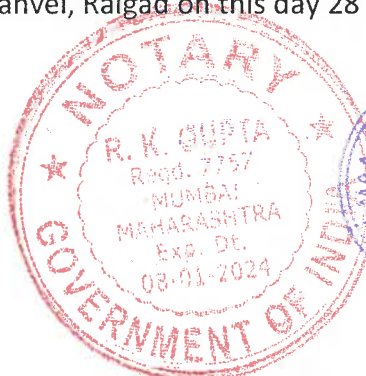
For SUPERB MAA INFRA AND HOUSING LLP

Suhagman

PARTNER
Deponent

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 Panvel, Raigad on this day 28th of August, 2023.



For SUPERB MAA INFRA AND HOUSING LLP

Suhagman

BEFORE ME **PARTNER**
Deponent

R. K. GUPTA
Regd. No. 7757 B.A. LL.B.
ADVOCATE AND NOTARY
GOVT OF INDIA
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Sion, Koliwada, Mumbai - 400 037.
Mob.: 9870138183