



महाराष्ट्र MAHARASHTRA

2017

SE 873364



FORM 'B'
[See rule 3(6)]



श्री. सु. का. पाटील

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. DEEPAK KISHAN GORADIA**, duly authorised by the promoter viz., **M/S. DOSTI REALTY LIMITED**, a company duly registered under the Indian Companies Act, 1956 ("**Promoter**") and having its principal place of business at First Floor, Lawrence & Mayo House, 276, D. N. Road, Fort, Mumbai 400 001, of the proposed project named as "**DOSTI IMPERIA - DOSTI MAJESTA**" ("**Real Estate Project**") being developed on a parcel of land admeasuring 446.20 square meters or thereabouts bearing New Gut No. 52/1B/2 (pt), lying being and situate at Village Chitalsar-Manpada, Taluka and District Thane ("**Project Land**" or "**Land**"), vide its authorization dated 29th July, 2017;





I, **MR. DEEPAK KISHAN GORADIA**, duly authorised by the Promoter of the proposed Real Estate Project, do hereby solemnly declare, undertake and state as under :

1. That the Promoters have a legal title to the Project Land on which the development of the proposed Real Estate Project is being carried out

AND

a legally valid authentication of title to the Project Land dated 18th July, 2017 issued by **Mr. Kiran Badgujar**, Advocate High Court, Mumbai is enclosed herewith.

2. That the details of encumbrances and litigation in respect of Project Land is given with "Form-A" – Application for Registration of the said Project with RERA.
3. That the time period within which the Real Estate Project shall be completed by the Promoter, shall be on or before 31st December, 2018, subject to Force Majeure events as listed in The Real Estate (Regulation and Development) Act, 2016 ("Act").
4. That 70% (seventy per cent) 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 utilized for the Real Estate Project and the withdrawal has been in compliance with the proportion to 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 the 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.

(DEEPAK KISHAN GORADIA)



Deponent

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 Mumbai on this 29th day of July, 2017.

(DEEPAK KISHAN GORADIA)



Deponent

BEFORE ME

RAMBHAVAN B. KEWAT
Regd. No. 7109 B Com 1 B.
ADVOCATE AND NOTARY
16-A, Jimmy Bldg., 1st Floor,
Room No. 9, 10, Parel Station Road,
Parel (E), Mumbai-400 012.

NOTED & REGISTERED
Sr. No. 4004 Page No. 41
Date: 29/7/2017



SEEN ORIGINAL POWER OF ATTORNEY / BOARD RESOLUTION DATED 29/7/2017 IN FAVOUR OF MR. DEEPAK K. GORADIA

