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प्रधान मुद्रांक कार्यालय, मुंबई प.म्.वि.क ८०००९ ३ 1 3 APR 2018

FORM 'B'

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

श्री. र. दे. फडकले

संक्षम अधिकारी

Affidavit cum Declaration

Affidavit cum Declaration of Yash Realtors & Developers, promoter of the proposed project.

I, Mrs. Harshida P. Shah Partner of M/s. Yash Realtors & Developers Developer of the proposed project of Redevelopment of Residential Building New Prakash Kunj on plot bearing CTS NO. 2637, 2637 (1 to 5), Village –Eksar, Tal. Borivali, Dist. MSD, on Road no.10, Daulat Nager, Borivali (east), Mumbai -400066, Duly authorized by the owners M/s. New Prakashkunj CHS Ltd. of the proposed project do hereby solemnly declare, undertake and state as under:

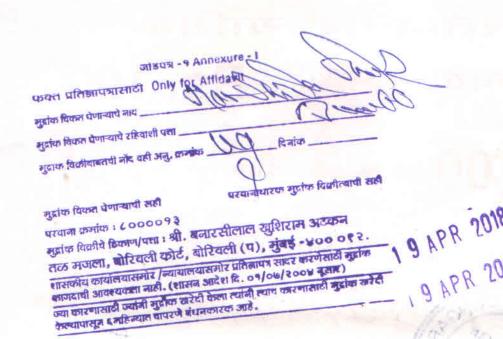
1. That I / Developer has a legal title Report to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and Developers for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

FORYASH REALTORS & DEVELOPERS

Harshide P. Shah

Partner





OTARY

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project.

4. New projects:

That seventy per cent of the amounts realised by me/promoter for the real estate project from the allotter, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 I / the developer 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 I /the Developer shall take all the pending approval on time, from the competent authorities.
- 8. That I/ the Developer 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 I / the Developer have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That I/ the Developer shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be. For YASH REALTORS & DEVELOPERS

Harshida P. Shah

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 Mumbou on this 20th day of 144 - 2018

FOR YASH REALTORS & DEVELOPERS

Harshida P. Shoh

Deponent

Parele

ATTESTED BY ME

JAGDISH TRYAMBAK DONGARDIVE Advocate & Notary, (Govt. Of India) Saraswati Chawl, Kranti Nagar, Zopadpatti, Akurli Road, Kandivali (E), Mumbal-400 101

20 JUL 2018

