



महाराष्ट्र MAHARASHTRA

2018

TF 382045



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क. ८००००९३
13 APR 2018
सक्षम अधिकारी

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

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.

For YASH REALTORS & DEVELOPERS

Harshida P. Shah

Partner

फयसत प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विक्रय घेणाऱ्याचे रहिवाशी पत्ता

मुद्राक विक्रीबाबतची नोंद वही अनु. क्रमांक

दिनांक

परमानुधारक मुद्रांक दिव्यात्वाची सही

परवाना क्रमांक : ८००००९३

परवाना क्रमांक : ८००००१३
मुद्रांक विधीचे ठिकाण/पत्ता : श्री. बनारसीलाल खुशिराम अय्यकन
बोरिवली कोर्ट, बोरिवली (प), मुंबई - ४०० ०१२.

तला मजला, बोरिवली कोर्ट, बोरिवली (प), मुंबई

શાસકમંડળીય કાર્યાલયાસમોર / જ્યાયાલયાસમોર પ્રતિષ્ઠાપત્ર સારકર કરે નુલજા
કાગળદાષી આવચકતા નાહી. (શાસન આદેશ દિ. ૦૧/૦૬/૨૦૦૪ નુલજા)
જ્યા યત્રરજાનાસાટી જ્યાંની મુદ્રાક યારેડી કેલ્લા ત્યાંની ત્યાપ યત્રરજાનાસાટી મુદ્રાક યારેડી
કેલ્લાપાસુન દગ્ધિન્યાલ વાપરજે બંધનયત્રક યાહે.

19 APR 2018

19 APR 2018





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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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

Partner 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 20th day of July-2018.

For YASH REALTORS & DEVELOPERS

Harshida P. Shah

Deponent

Partner



ATTESTED BY ME

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

20 JUL 2018