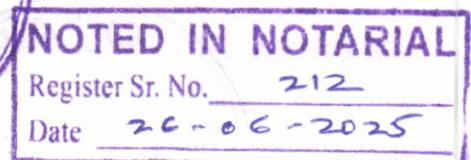
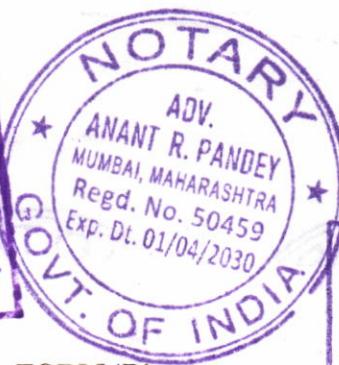




महाराष्ट्र MAHARASHTRA

● 2024 ●

CZ 059466



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

Affidavit cum Declaration

Affidavit cum Declaration of PARADIGM FRIENDS REALTORS LLP promoter of the proposed project "JAI DENA CHSL", Plot Area 2491.00 sq. mtrs located (CTS NO. 488, 484 of Village Borivali Taluka Borivali AT 18.30 M. WIDE SODAWALA LANE BORIVALI(W), MUMBAI 400092.) at duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, DHRUVAL KIRIT MEHTA promoter of the proposed project "JAI DENA CHSL", Plot Area 2491.00 sq. mtrs, (CTS NO. 488, 484 of Village Borivali Taluka Borivali AT 18.30 M. WIDE SODAWALA LANE BORIVALI(W), MUMBAI 400092.) duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

have/has a legal title Report to the land on which the development of the proposed project is to be carried out

जोडपत्र- २/Annexure-II

१. मुद्रांक विक्री नंमूवही स्तु. इमारक-२/दिनेल  
(Serial No./Date)

२. दस्तावा प्रकार  
(Nature of document)

३. इस नोटरी के लिए जो लागत है?  
(Whether it is to be for stamp duty)

४. विक्रीकर्ता की विवरण (दिनांक)  
(Property Description & Date)

५. मुद्रांक विक्रत देखने वाले का  
(Stamp Purchaser's Name & Signature)

६. इसे अदान्तर से देखे गए, जाता है  
(If through owner person then  
Name, Address & Signature)

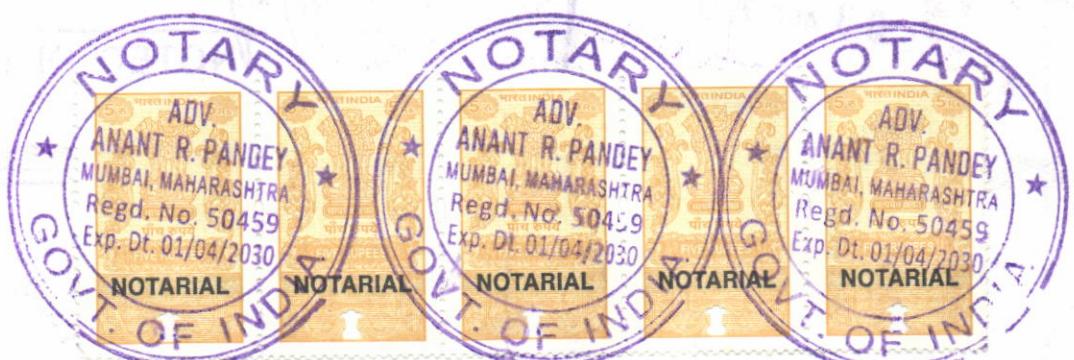
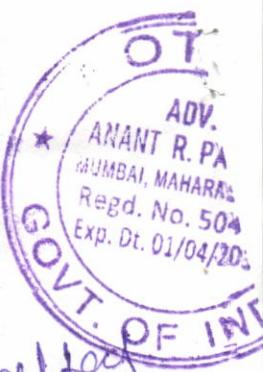
७. इसका प्रकार नाम है  
(Name of the Property)

८. मुद्रांक दरकारी  
(Stamp Duty Amount)

९. परवानाधारक मुद्रांक विक्रीकर्ता की स्त्री  
ह परवाना क्रमांक तर्थे  
मुद्रांक विक्री की दिनाण/पता १०००००, नालसोपारा  
(ज्या कारणासाठी ज्याने मुद्रांक दरवाजी केला जाता स्वतंत्र कारणासाठी  
मुद्रांक छर्ही केल्यापासून ६ दिनांक वाटारी संप्रत्यक्षाज दाले.)

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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 project land is free from all encumbrances.

OR

That details of encumbrances \_ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration **31/12/2029**

4. (a) For new projects :

That seventy per cent of the amounts realised by me/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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by me/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.

OR

(ii) That entire of the amounts to be realised hereinafter by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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

6. That I / 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 I / the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

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 26<sup>th</sup> on this June day of 2012

For PARADIGM FRIENDS REALTORS LLP

PARTNER

**BEFORE ME**

Deponent

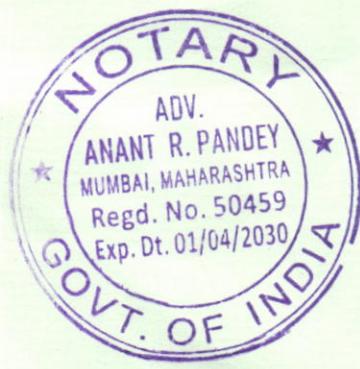
**ANANT R. PANDEY**

ADVOCATE & NOTARY

GOVT. OF INDIA

Regn. No. 50459

1/19, CCI Colony, Rajendra Nagar  
Dattapadaa Road, Borivali East,  
Mumbai - 400 066, Maharashtra.



*D. Mehra*