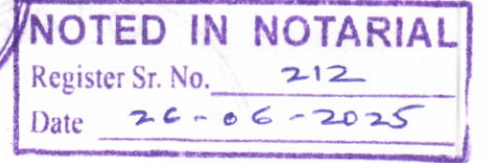
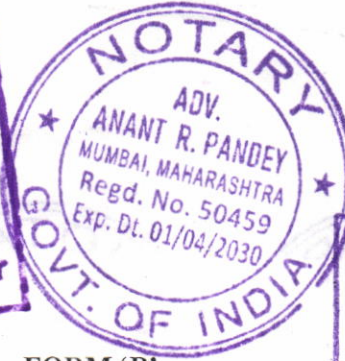
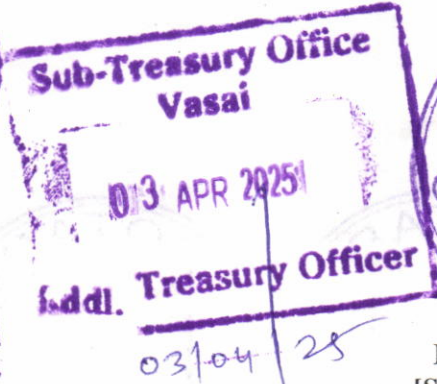


महाराष्ट्र MAHARASHTRA

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CZ 059466



FORM 'B'

[See rule 3(6)]

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

**जोड़पत्र-२/Annexure-II**

१. मुद्रांक विक्री नोंदवही सं. क्रमांक-२/विभांक  
(Serial No./Date) 11/04/25

२. दस्तावा प्रकार  
(Nature of document)

३. दस्त नोंदणी करणारे कायदा कायदा कायदा  
(Whether it is to be registered)

४. मिल्कतीचे थोडक्यात वर्णन  
(Property Description in brief)

५. मुद्रांक विक्रीत घेणाऱ्याचे नाव व स्वाक्षरी  
(Stamp Purchaser's Name & Signature)

६. हस्त अस्तव्यास त्याचे नाव, पत्ता व स्वाक्षरी  
(If through owner presentation Name, Address & Signature)

७. मुद्रांक पक्षधरानेचे नाव  
(Name of the Person)

८. मुद्रांक शुल्क रक्कम  
(Stamp Duty Amount)

९. परवानाधारक मुद्रांक विक्रीसाठी सही  
त परवाना क्रमांक तसेच श्री. एन.व्ही. विचोळकर  
मुद्रांक विक्रीचे ठिकाण/पत्ता १२०२०१०, नालासोपारा  
(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी स्वतः कारणासाठी  
मुद्रांक खरेदी केल्यापासून ६ महिन्यात यापुढील संघटनातून शिल्लक राहिले.)

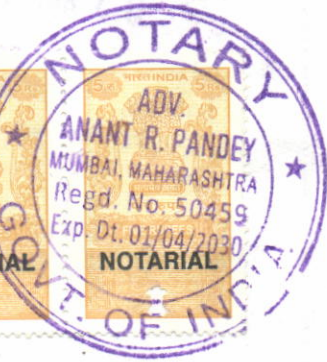
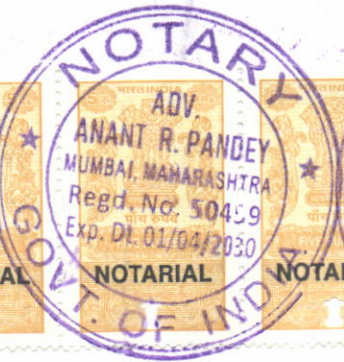
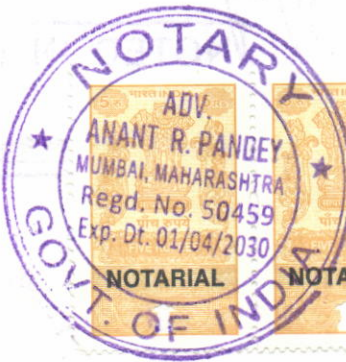
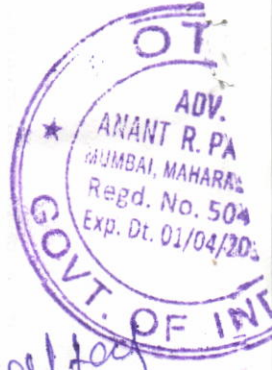
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Paradigm Friends Realty  
UP





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 26/11 on this June day of 23

For PARADIGM FRIENDS REALTORS LLP

*[Signature]*

PARTNER

**BEFORE ME**

Deponent

*[Signature]*

**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.

