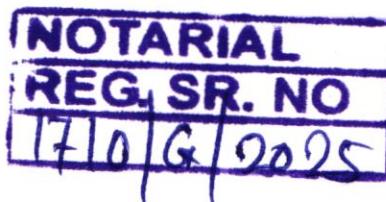




महाराष्ट्र MAHARASHTRA

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DX 355730



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

प्रधान मुद्रांक कार्यालय, मुंबई^१
प.मु.वि.क. 6000006
- 8 MAY 2025
संकाम अधिकारी

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE CO PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Rashmin G. Rughani, Proprietor of Ashray Landmark , Promoter of the proposed project Jaswanti Square located at CTS NO. 587(pt.) AND 587/13 TO 51 OF VILLAGE MALAD NORTH, FOR TALAO CHAWL TENANTS ASSOCIATION, vide its/his/their authorization dated 29th May 2025 do hereby solemnly declare, undertake and state as under:

1. That, I the Promoter have a legal title Report to the land on which the development of the proposed project is to be carried out

AND

For Ashray Landmark

Sugan
Proprietor

626

14 MAY 2025

जोडपत्र-१/Annexure-1
फक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

मुद्रांक विक्री नोंद दती अनु. क्रमांक/Date:

Sales Receipt Serial No./Date:

मुद्रांक विक्री घेणाराच्या नव व नविक्षेपी पत्ता व सही

Stamp Purchaser's Name/Place of

Residence & Signature

श्री राजेश गणपत शिंदे अस्त्राधारक मुद्रांक विक्री

परवाना क्रमांक एक.एस.व्ही.-६०००००७

जी-३, हेसु कलासिक इमारत, अल्का विहार हॉटेलव्हा बाजूला

एल.आय.टी. कायालायक्या मार्ग, एस.व्ही.रोड,

नवलाड (परिद्याम), नुव्हून-४०० ०६४.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्याची त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून ६ महिन्यात कापैशे बंधनकारक आहे

Tel.: 28887358 / Mob.: 9820141066

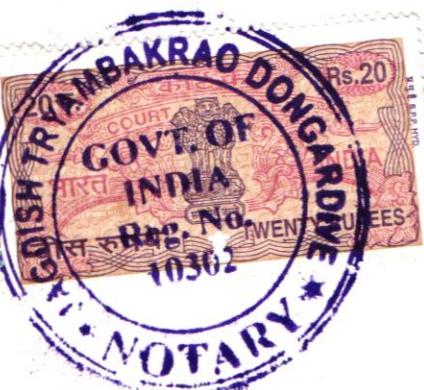
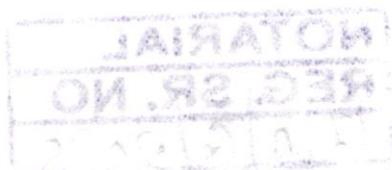
For Ashray Landmark

11/12 Nagarwala Colony,

Jee Laxminarayan Shopping Centre

Poddar Road, Malad (E),

Mumbai - 400 091





a legally valid authentication of title of such land along with an authenticated copy of the agreement between us and the Landowners for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter and Co-promoter from the date of registration 31/12/2028
4. For new projects :

That seventy per cent of the amounts realised by 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, 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 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

Affirmed at Mumbai this _____ day of 19 JUN 2025

For Ashray Landmark
For Ashray Landmark

Proprietor
Rashmi G. Rughani



BEFORE ME
JAGDISH TRYAMBAKRAO DONGARDIVE
Advocate High Court & Notary, (Govt of India)
Rahul Chawl Committee, Kranti Nagar,
Akurli Road, Kandivali (East),
Mumbai-400 101.

19 JUN 2025



AM 1000

