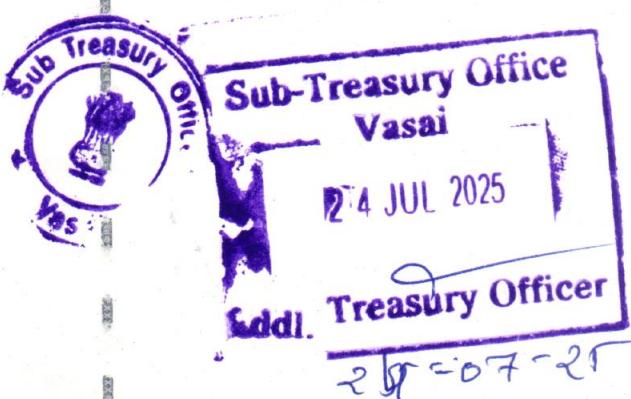


महाराष्ट्र MAHARASHTRA

● 2025 ●

DV 106934



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 **YASHODANAND DEVELOPERS** promoter of the proposed project / duly authorized by the promoter of the proposed project "**Aurora**" Located at Plot No. 86, Off. Tilak Road, Ghatkopar – East, Mumbai – 400 077 vide its/his/their authorization dated

I, promoter of the proposed project / 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



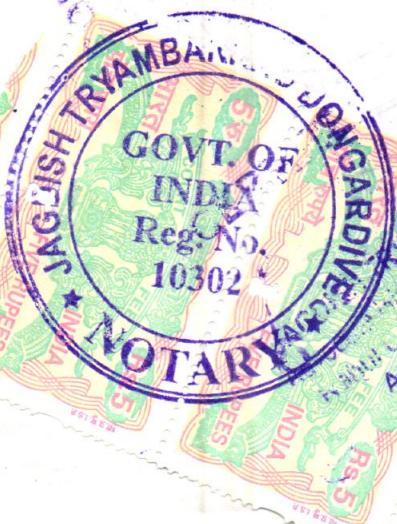
25 JUL 2025

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<b>संलग्न प्रत्र - २ /Annexure - II</b>	
<b>१. सुनांक वित्ती नंबरी अन् इनांक - २/दिनांक          (Serial No./Date)</b>	
<b>२. दस्तावेज़ क्रमांक          (Nature of Document No.)</b>	
<b>३. दस्तावेज़ का विवरण          (Description of Document)</b>	
<b>४. मिलका द्वारा दोहराया जाना।          (Properly Described and Acknowledged)</b>	
<b>५. सुनांक वित्ती द्वारा दस्तावेज़ का नाम          (Stamp Purchaser's Name)</b>	
<b>६. इसे कानूनी रूपाने वाले दस्तावेज़ का नाम          (If through, whom, Name)</b>	
<b>७. सुनांक प्रक्रिया का नाम          (Name of the Stamp Agent)</b>	
<b>८. सुनांक शुल्क रकम          (Stamp Duty Amount)</b>	
<b>९. दस्तावेज़ का मुद्रण दिन          व इसका इनांक          (Date of printing of document and its stamp)</b>	
<b>१०. सुनांक वित्ती द्वारा दस्तावेज़ का नाम          (Name of the stamp agent who issued the document)</b>	
<b>११. सुनांक द्वारा केवल प्राप्त विवरण          (Details obtained only from stamp agent)</b>	

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## Developers





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 31/07/2028

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.

For Yashodanand Developers



ATTESTED BY ME

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

26 JUL 2025