

FORM 'B'

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 (1) MR. VISHWANATH CHIRANJIVLAL JOGANI, (2) MR. SURESHKUMAR CHIRANJIVLAL JOGANI (3) MR. ARUNKUMAR PURSHOTTAM JOGANI, (4) MR. YOGESHKUMAR JAGDISHPRASAD JOGANI, & (5) MRS. KIRANDEVI ASHOK JOGANI, the co-promoters of the proposed project 'JOGANI PRIDE;

आदेश २ Annexure-II

दस्ताचा प्रकार

दस्ता नोंदणी प्रमाणपत्र प्रदान करणे

नोंदणी हाणार्थ प्रमाणपत्र कुठसुन निबंधक कार्यालयाचे नाव:

मिळकतीचे वर्णन

मोबदला रक्कम

मुद्रांक विकत घेण्याचे नाव आलीशफुल बुल्कोम एल एल पी. - बिल्डी

दुसऱ्या पक्षकाराचे नाव:

हस्त असल्यास त्याचे नाव व पत्ता: महेश मोभीम

मुद्रांक शुल्क रक्कम: 100

मुद्रांक विक्री नोंद वही अनुक्रमांक 2558 दिनांक: 10/10/2023

मुद्रांक विकत घेणाऱ्याची सही.

परवानाधारक मुद्रांक विक्रेत्याची सही
तसेच मुद्रांक विक्रीचे निकष

एल. डी. मानुशाली
मुद्रांक विक्रेता, जा. नं. 1203022
मिळीत मालीकाने देऊन घेतलेल्या कार्यालय जवळ

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी
त्याच कारणासाठी मुद्रांक खरेदी
केल्यापासून 6 महिन्यांत त्या 32मकरके आहे.



[Signature]



We, of (1) MR. VISHWANATH CHIRANJIVLAL JOGANI, (2) MR. SURESHKUMAR CHIRANJIVLAL JOGANI (3) MR. ARUNKUMAR PURSHOTTAM JOGANI, (4) MR. YOGESHKUMAR JAGDISHPRASAD JOGANI, & (5) MRS. KIRANDEVI ASHOK JOGANI, the co-promoter of the proposed project 'JOGANI PRIDE' do hereby solemnly declare, undertake and state as under:

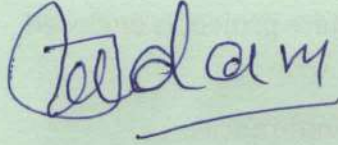
1. That we, have a legal title Report to the land on which the development of the proposed project "**JOGANI PRIDE**" is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed.
2. That the project land is free from all encumbrances.
3. That the time within which the project shall be completed by the promoter is 31st December, 2027.
4. That seventy per cent of the amounts to be realized hereinafter by the 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 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a project have been utilized for the project and the withdrawal has followed the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent





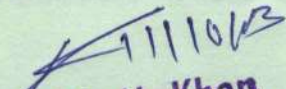
- (1) Mr. Vishwanath Chiranjivlal Jogani,
- (2) Mr. Sureshkumar Chiranjivlal Jogani
- (3) Mr. Arunkumar Purshottam Jogani,
- (4) Mr. Yogeshkumar Jagdishprasad Jogani, &
- (5) Mrs. Kirandevi Ashok Jogani

Through their constituted attorney

Mr. Bhagwan Nampelly Kodam

NOTARIZED




Faizan Ahmed M. N. Khan
Advocate & Notary
Regd. No. 15186 (GOVT. OF INDIA)
Dist. Thane (Maharashtra)