

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 80AA 716230



उप कोषागार अधिकारी
कल्याण

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 **Mr. Yashwant S Yadav** duly authorized by **Yash Realty** the promoter of the proposed project **"YASH MIDTOWN"** vide its/his/their authorization dated 20/02/2024.

I, **Mr. Yashwant S Yadav** duly authorized by **Yash Realty** the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on **S. No. 98 H no 4, Fcabin, Waldhuni, Kalyan East 421 306.** on which the development of the project is proposed

OR

Yash Realty Partners- Shri Yashwant S Yadav, Pramod E Pingale, Narendra J Pathak, Sabhajeet J Yadav, **Ravi J Kesharwani, Rupesh J Kesharwani, Have/has** a legal title Report to the land on which the development of the proposed project is to be carried out

AND

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

2. That the project land is free from all encumbrances.

OR

Those details of encumbrances as per EC 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 of the project is **31.12.2028.**

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 projects on the date of commencement of the Act (i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for 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 realized hereinafter by me/promoter for 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 the project.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

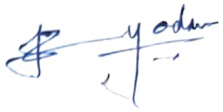
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a practicing chartered accountant and shall produce a statement of accounts duly certified and signed by such practicing chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized 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 of any apartment, plot or building, as the case may be.

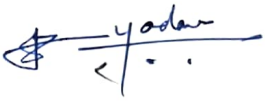


Mr. Yashwant S Yadav
Deponent

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 Kalyan on the 20th day of February 2024.



Mr. Yashwant S Yadav
Deponent

NOTARY
DEEPAK B. DONGRE
Kalyan Dist. Thane
Reg. No. 15166
Expiry Dt. 23 October 2024
GOVERNMENT OF INDIA

SIGNED BEFORE ME
DEEPAK B. DONGRE
B.A.,LL.B
ADVOCATE & NOTARY
Government of India
Kalyan, Dist.Thane, Maharashtra
Reg. No. 15166

NOTED & REGD. II
S. No 282 P.No 31 2024

17 FEB 2024