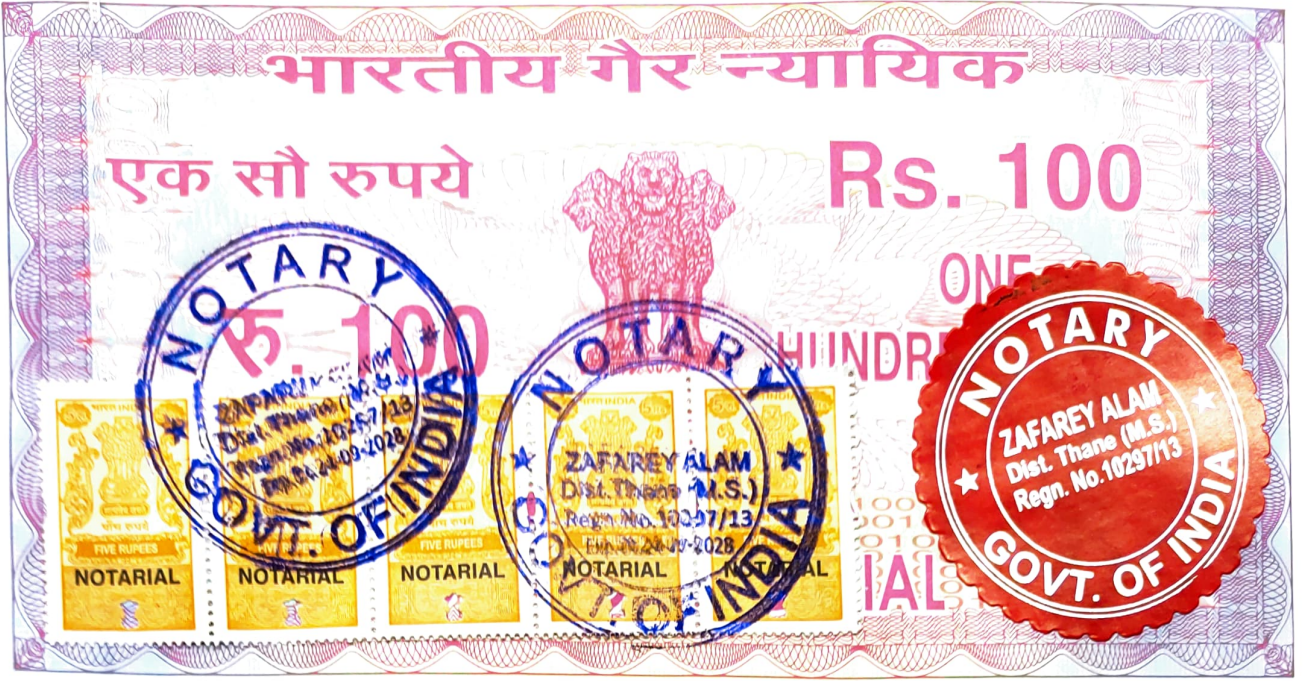




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मुद्रांक विक्री नोंदवही अनु. क्रमांक

M/s. JOSHI AND YASH DEVELOPERS LLP

मुद्रांक विकत घेणा-याचे नाव

रहिवासी पत्ता

Tembhi Naka, Thane

सही

Ritesh Kumar

PARTNER

परवानाधारक मुद्रांक विक्रेत्याची सही (सौ. शिल्पा एस. नाईक)

परवाना क्र.: 1201033

तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता :- नाईक कमर्शियल सेंटर, शाप नं. 2, आनंद पॅलेस बिल्डींग, भवानी चौक, टेम्बी नाका, ठाणे (W).

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.)

Form 'B'

[See rule 3(6)]



AFFIDAVIT CUM DECLARATION

I, Mr. Ravi Ramesh Punamiya, Partner of M/s. Joshi And Yash Developers LLP, of having office at Punamiya Bhavan, Eduljee Road, Tembhi Naka, Thane (W) - 400 601, is duly authorized as Promoter to submit Affidavit cum Declaration for the project "Shree Apartment" situated at Tikka No. 2, CTS No. 200 (pt), 201, 202(pt), 209, 210, 211, 219(pt), 220(pt), Survey No. 36, Hissa No. 2, T.P.S. No. 2, M. G. Road, Off. Godbole Hospital, Village Naupada, Thane (W) - 400 601:

We, M/s. Joshi And Yash Developers LLP, Promoter of the project viz. Shree Apartment, do hereby solemnly declare, undertake and state as under:

1. That Shree Apartment has a legal title on the land on which the re-development of the project is proposed. We enclose the authenticated copy of title Certificate of Advocate Suvarna V. Deodhar dated 19/01/2023 along with Development Agreement dated 15/12/2021 & Supplementary Agreement dated 15/12/2021.
2. That the project land is free from all encumbrances.
3. That the project shall be completed on or before 30/06/2026.
4. That seventy percent of the amounts to be realized hereinafter by us 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 for the that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That we shall get the accounts audited within six months after the end of every financial year by a 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 we shall take all the pending approval on time, from the competent authorities.
8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Verification

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and we have not concealed any material facts.

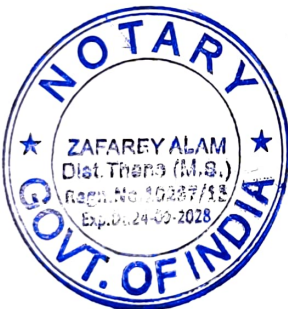
Verified by me at Thane on this 26th day of December-2023.

M/s Joshi And Yash Developers LLP.

+ *+* *lunamys*

Partner

Deponent



NOTARISED
[Signature]
ZAFAREY ALAM
ADVOCATE & NOTARY
205/B, Malik Residency,
Damber Co. Rd; Opp. Tanwar Nagar,
Ausa, Mumbra, Dist.-Thane-400612.

26 DEC 2023