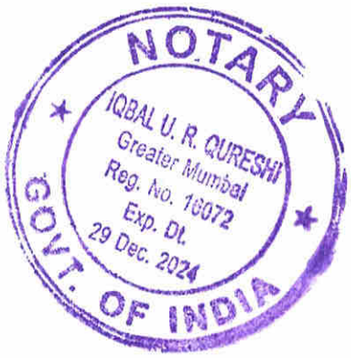


महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ CG 267419



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००६
22 FEB 2024
सक्षम अधिकारी
श्रीमती लता सांगळे

FORM 'B'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. DEEPAK KISHAN GORADIA**, duly authorized by **M/S. DOSTI ENTERPRISES**, a Partnership firm, having its principal place of business at Lawrence & Mayo House, 276, Dr. D.N. Road, Fort, Mumbai - 400001, (hereinafter referred to as **"the Promoter"**), the Promoter of the proposed project named as **"DOSTI WEST COUNTY – PHASE 7 – DOSTI WILLOW"** (**"Real Estate Project"**) being developed on piece and parcel of land bearing Survey Nos. 49/8/A(pt), 49/6(pt), 49/7/A(pt), 49/4(pt), 49/3(pt), 50/3/A/1(pt) and 17/14(pt), admeasuring 2609.5 square meters or thereabouts, lying being and situated at Village Balkum, Taluka Thane, District Thane ("**Project Land**" or "**Land**"), vide its authorization dated 13th March, 2023.

DOSTI ENTERPRISES MUMBAI 400 001. FORT

DOSTI ENTERPRISES
Lawrence & Mayo House,
1st Floor, 276, Dr. D. Road,
Fort, Mumbai - 400 001.

जोडपत्र-१
फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रिबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रेत्याची सही

परवाना क्रमांक : ८०००००

मुद्रांक विक्रीचे ठिकाण/पत्ता : एल. चव्हाण

३/२७२, सेंट्रल बिल्डिंग रोड, सर हाउस,एस.बी.एस. मार्ग, फोर्ट, मुंबई - ०१.

शासकीय कार्यालयासाठी/न्यायालयासाठी प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही (मुद्रांक अधिनियम १९५८ (२००१/०७/२००४) नुसार

कोणत्या कारणासाठी कोणी मुद्रांक खरेदी केला त्याची स्पष्ट कारणासाठी

मुद्रांक खरेदी केल्यापासून सहा महिन्यांचे आतपर्यंत वापरणे बंधनकारक आहे.

29 FEB 2024

29 FEB 2024

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Reg.
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I, **MR. DEEPAK KISHAN GORADIA**, duly authorized by the Promoter of the proposed Real Estate Project, do hereby solemnly declare, undertake and state as under:

QURESHI Mumbai No. 16072 Exp. Dt. Dec. 2024 OF INDIA

1. That the Promoters have a legal title to the Project Land on which the development of the proposed Real Estate Project is being carried out.

AND

A legally valid authentication of title to the Project Land dated 14th March, 2024 issued by **Mr. Kiran Badgujar**, Advocate High Court, Mumbai, is enclosed herewith.

2. That the details of encumbrances and litigation in respect of Project Land is given with "Form-A" – Application for Registration of the said Real Estate Project with MahaRERA.

3. That the time period within which the Real Estate Project shall be completed by the Promoter, shall be on or before **31.03.2028** subject to Force Majeure events as listed in The Real Estate (Regulation and Development) Act, 2016 ("**Act**").

4. That 70% (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.

6. That 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 utilized for the Real Estate Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Real Estate Project.

DOSTI ENTERPRISES MUMBAI 400 001. FORT

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 the 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.

DOSTI ENTERPRISES MUMBAI 400 001. FORT

MR. DEEPAK KISHAN GORADIA

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 Mumbai on this 14th day of March, 2024.

DOSTI ENTERPRISES MUMBAI 400 001. FORT

MR. DEEPAK KISHAN GORADIA

Deponent

NOTARY IQBAL U. R. QURESHI Greater Mumbai Reg. No. 16072 Exp. Dt. 29 Dec. 2024 GOVT. OF INDIA

BEFORE ME

IQBAL U. R. QURESHI
NOTARY
Government of India
Greater Mumbai Maharashtra
14 MAR 2024

NOTED & REGISTERED
Sr. No. 1293 Page No. 64
Book No. V-6 Date 14 MAR 2024