



महाराष्ट्र MAHARASHTRA

2023

CN 235629



श्रीमती लता सांगळे

DECLARATION-CUM-UNDERTAKING

We, 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”), through our authorised signatory Mr. Deepak Kishan Goradia, do hereby undertake and declare on solemn affirmation, as under:

1. We have applied for registration of the real estate project, called “DOSTI WEST COUNTY – PHASE 7 – DOSTI WILLOW” with MahaRERA vide our application dated 12.04.2024.

00187

जोडपत्र-१ Annexure - 1

मूक्त प्रतिज्ञापनासाठी Only for Affidavit (U/T)

DOSTI ENTERPRISES

Lawrence & Mayo House.

1st Floor, 276, Dr. D.N. Road,
Fort, Mumbai - 400 001.

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद येथी अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रित्याची सही

परवाना क्रमांक : ८०००००३

मुद्रांक विक्रीचे नाव/पत्ता : श्री. अशोक रघुनाथ कदम

२२०, शहिद भगत सिंह रोड, तळमजला २/१५, आनंद भुवन, फोर्ट, मुंबई-४०० ००१.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापन सादर करणेसाठी मुद्रांक

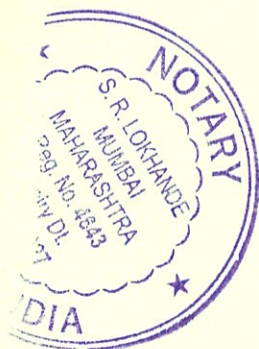
कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक दारेदी देऊन त्यांचा त्याच कारणासाठी मुद्रांक हात
केल्यापसून दमनित्यात वपरणे बंधनकारक आहे.

- 3 MAY 2024

- 3 MAY 2024





2. The said real estate project named "DOSTI WEST COUNTY – PHASE 7 – DOSTI WILLOW" is being developed on all that pieces and parcels 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").
3. The Project Land is being developed by the Promoters by constructing thereon, 1 (one) building comprising of, 1 (one) basement, ground floor, 1(one) common podium and two wings, viz: Wing A (i.e. Building No. 1 as per the sanctioned plan issued by TMC) and Wing B (i.e. Building No. 2 as per the sanctioned plan issued by TMC) with 37 upper floors (out of which 32 upper floors are sanctioned at present) hereinafter referred to as "**the Building**".
4. The Promoter has already registered with MahaRERA, a part or portion of the Building as real estate project called "DOSTI WEST COUNTY – PHASE 3 – DOSTI WESTWOOD", bearing RERA Registration No. P51700025834, consisting of 3 (Three) Units situated on the Ground Floor (part) and Common Podium (part) of the Building, viz;

Sr. No.	Apartment Type	Floor	Sold/Unsold
1	Restaurant and Kitchen	Ground	Unsold
2	Banquet and Audio Visual Room	Ground	Unsold
3	10 Guest Rooms	Podium	Unsold

5. "DOSTI WEST COUNTY – PHASE 3 – DOSTI WESTWOOD" Project comprises units which are part of the Building and is developed on a part or portion of the Project Land and the occupation certificate (OC) has already been received and uploaded on MahaRERA website as also Form 4 (Architect's Certificate on Completion of Project) is uploaded on MahaRERA website. Therefore, "DOSTI WEST COUNTY – PHASE 3 – DOSTI WESTWOOD" Project is a completed project and the completion of the same has been accepted by MahaRERA Authority. None of the units of "DOSTI WEST COUNTY – PHASE 3 – DOSTI WESTWOOD" are sold by the Promoter and therefore there are no allottees of the project.
6. The Promoter has now applied for the registration of the balance portion of the Building, (excluding the units of Dosti West County – Phase 3 - Dosti Westwood project) being the project called "DOSTI WEST COUNTY – PHASE 7 – DOSTI WILLOW" with MahaRERA.

7. We therefore declare and undertake that as on the date of submission of our application for registration of real estate project called "DOSTI WEST COUNTY – PHASE 7 – DOSTI WILLOW", there is no subsisting or pending application with MahaRERA for registration of any ongoing real estate project(s) by whatever named called to be undertaken on the Project Land /part thereof and except the already completed project named "DOSTI WESTCOUNTY-PHASE 3-DOSTI WESTWOOD as stated hereinabove, there are no real estate project(s) by whatever named called registered with MahaRERA which is being executed on the project land /part thereof and that the plans are approved by the Competent Authority in respect of the real estate project, called "DOSTI WEST COUNTY – PHASE 7 – DOSTI WILLOW" for which the application is submitted for registration, does not amend/ modify/ delete/alter, the common/special amenities such as recreation / playground, parking, internal road(s), club house, gymnasium, swimming pool, play area, etc, as the case may be, provided to the real estate projects in the layout already registered/ to be registered with MahaRERA as well as the public amenities such as amenity plot, built up amenity, other public reservations as the case may be, as approved by the Competent Authority/ Government of Maharashtra.
8. We solemnly state, declare and undertake that the contents of this Declaration-Cum-Undertaking are true, correct and binding upon us i.e. the Promoter M/s. Dosti Enterprises, of the real estate project "DOSTI WEST COUNTY – PHASE 7 – DOSTI WILLOW".

Solemnly declared at Mumbai

This 09th day of May, 2024



Deponent



Before Me

BEFORE ME

S. R. LOKHANDE
 NOTARY
 MUMBAI - MAHARASHTRA

9 MAY 2024

NOTED & REGISTERED
 Sr. No. 2717/87
 Dated 9 MAY 2024