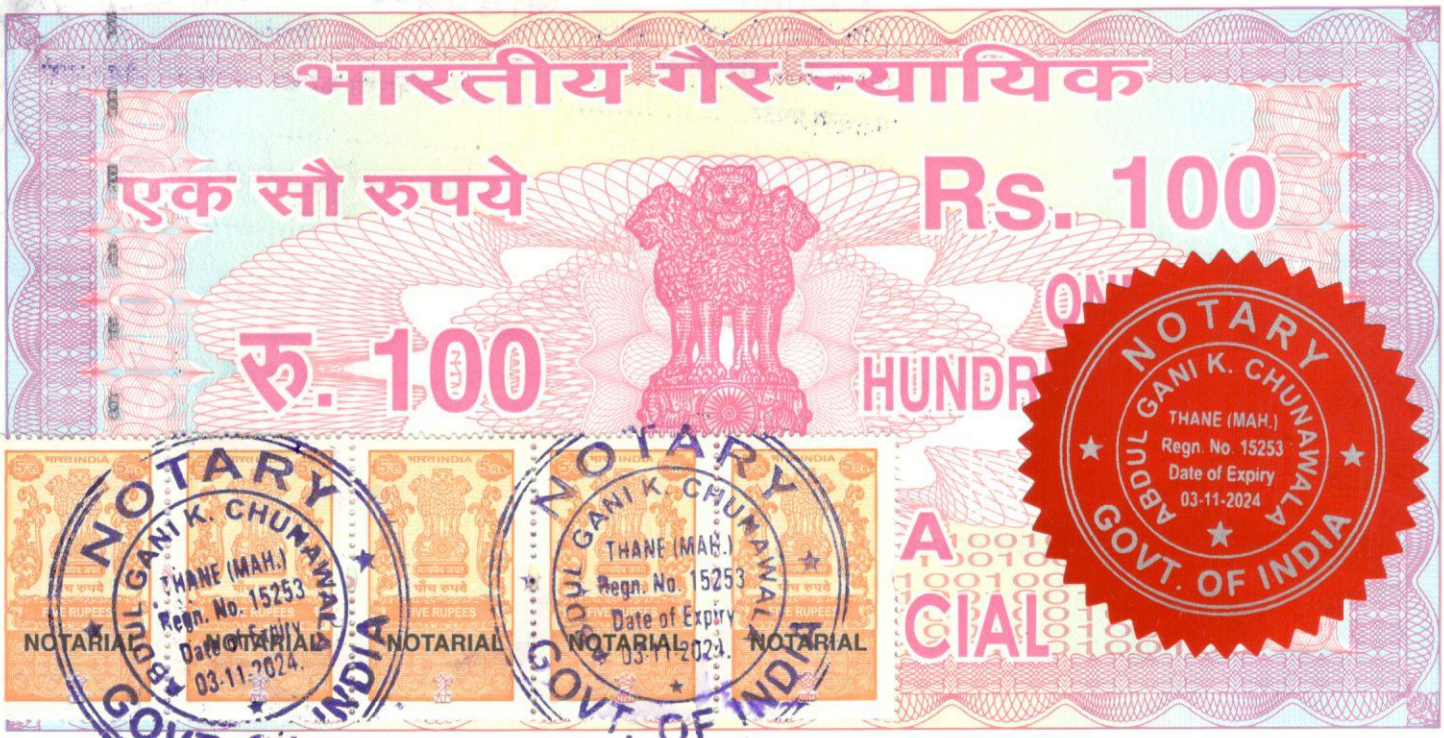


महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 86AA 100706

जिल्हा कोषागार कार्यालय ठाणे

जिल्हा कोषागार कार्यालय, ठाणे
11 JAN 2024
मुद्रांक प्रमुख लिपीक / लिपीक

12 JAN 2024

NOTARY ABDUL GANI K. CHUNAWALA THANE (MAH.) Regn. No. 15253 Date of Expiry 03-11-2024. GOVT. OF INDIA

FORM B

[Rule 3(6)]

Affidavit cum Declaration

Affidavit cum declaration of the **"M/s. Yes Realty"** Promoter of the project **"Palm Riveria"** bearing **"Survey No- 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1,121,122 situated at Sector No- IX, Village- Mumbra, Tal-Thane, Dist- Thane-400612"**

"**M/s. Yes Realty**" Promoter of the project "**Palm Riveria**" bearing "**Survey No- 46, 47, 48, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1, 119/A, 120/A/1,121,122 situated at Sector No- IX, Village- Mumbra, Tal-Thane, Dist- Thane-400612**" do hereby solemnly declare, undertake and state as under:

1. **We** have the legal title report to the land on which the development of the project is proposed.

2. The Project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us on or before **31/12/2033.**

4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.

6. **We** 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. **We** shall take all the pending approvals on time, from the competent authorities.

NOTARY ABDUL GANI K. CHUMAWALA THANE (MAH.) Regn. No. 15253 Date of Expiry 13.11.2024 OF INDIA

8. **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. **We** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. **We** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

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 MUMBRA on this ..... day of 06th FEB, 2024.

Deponent

NOTARISED

ABDUL GANI K. CHUNAWALA
B.Com., LL.B.
ADVOCATE & NOTARY GOVT. OF INDIA
Shop No. 09, 1st Floor, Ideal Market,
Near Old TMC School, Kausa, Mumbra
Dist. Thane - 400 612

13/02/2024

NOTARY ABDUL GANI K. CHUNAWALA THANE (MAH.) Regn. No. 15253 Date of Expiry 03-11-2024. GOVT. OF INDIA

13 FEB 2024