28 MAR 2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ARUN G. DESHMUKH
Regn. No. 11252
Mumbai
MAHARASHTRA
NOTARY GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA 28 MAR 2024 ◐ 2023 ◐

93AA 705338

जोडपत्र - २/Annexure-II

उपकोषागार कार्यालय उल्हासनगर

13 MAR 2024

लिपिक
उप कोषागार कार्यालय, उल्हासनगर, जि. ठाणे

Nature of document/ Article No.	4
Whether it is to be Registered	-
If Registrable Name of S.R.O	-
Property Description in brief	-
Consideration Amount	-
Stamp Purchaser's Name	Kalpesh D. Jain
Name of the other Party	-
If through other person then Name & Address	Self Badlapur
Stamp Duty Amount	100/-
Serial No. /Date	2425 28 MAR 2024
Stamp Purchaser's sign/Date	28 MAR 2024

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

NOTARY ARUN G. DESHMUKH MUMBAI MAHARASHTRA Regd. No. 11252 Exp. Dt. 08/05/2025 GOVT. OF INDIA

RAVINDRA W. JADHAV
STAMP VENDOR
Gurukrupa, Opp. Forest Office,
Station Pada, Kulgaon, Badlapur (E
Lic. No. 1212013

FORM -'B'

[See rule 3(4)]

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. GANESH YASHWANT BHOSALE , MR. JAYESH NARAYAN RAUT , MR. UMESH LAXMAN BHOSALE , MR. SURYAKANT

BHALCHANDRA TARE , MR. RAJESH VISHNU PATIL PARTNER AND Authorized Signatory **of M/S YOGESHWAR DEVELOPERS .** Pramoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **29/03/2024** ;

I, **MR. GANESH YASHWANT BHOSALE , MR. JAYESH NARAYAN RAUT , MR. UMESH LAXMAN BHOSALE , MR. SURYAKANT BHALCHANDRA TARE , MR. RAJESH VISHNU PATIL** AND Authorized Signatory **of M/S YOGESHWAR DEVELOPERS** Promoter of the proposed project / duly authorized of the OM ANANT PALACE proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / DIRECTOR have a legal title Report to the land on which the development of the project is proposed **OR** have 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 title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/Promoter is **31/03/2029.**

4. That, seventy per cent of the amounts realized 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.

5 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

9. *That, I / promoter have / has furnished such other documents as have been prescribed by the* rules and regulations made under the Act.

10. That, I / promoter 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.

Deponent

YOGESHWAR DEVELOPER

Partne

NOTARY
ARUN G. DESHMUKH
MUMBAI
MAHARASHTRA

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified By me at Badlapur on this day of FRIDAY , 29/03/2024.

Deponent

YOGESHWAR DEVELOPERS

Partners

NOTARY
ARUN G. DESHMUKH
MUMBAI
MAHARASHTRA
Regd. No. 11252
Exp. Dt. 08/05/2025
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