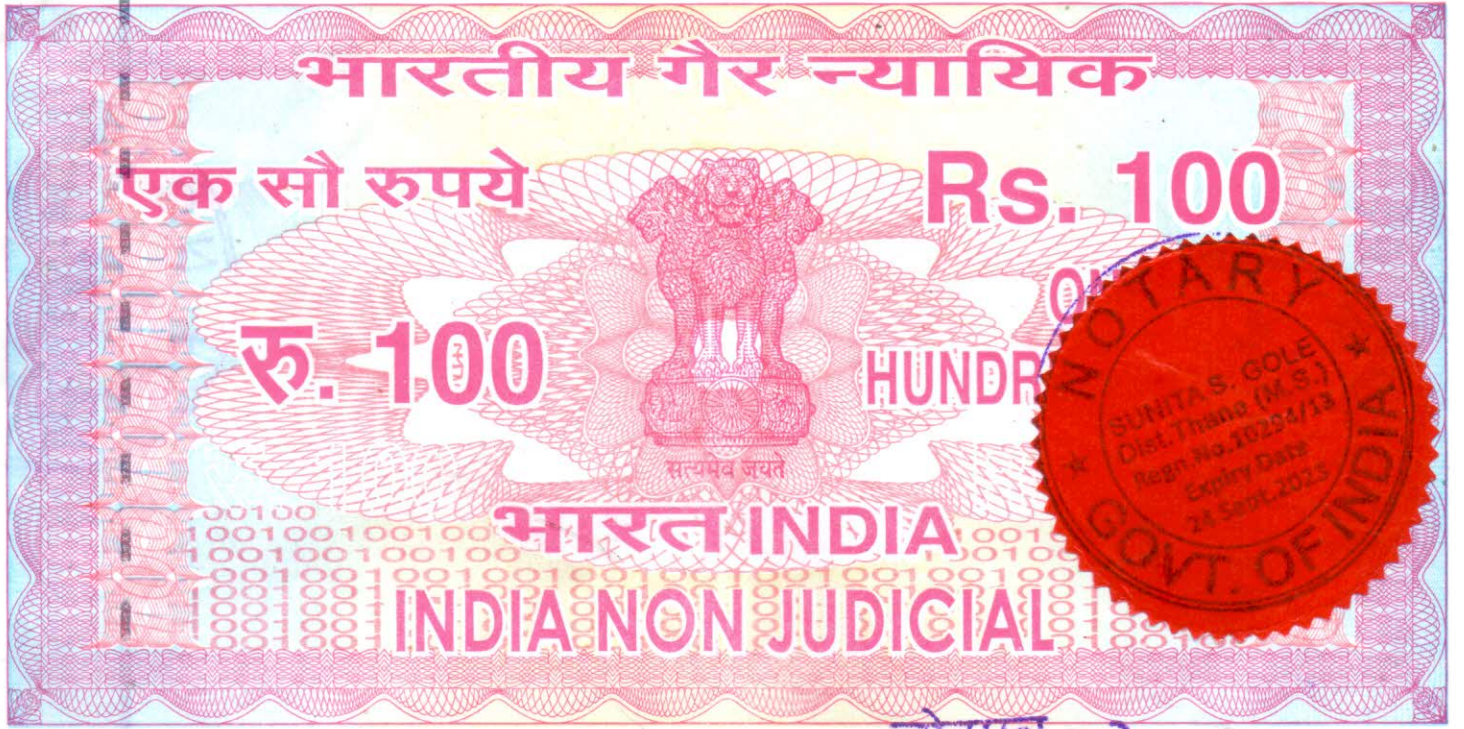


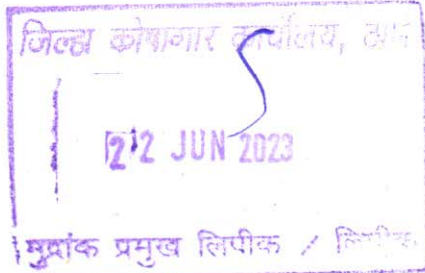


जोडपत्र - २

महाराष्ट्र MAHARASHTRA

2023

57AA 862479



मुद्रांक विहीन नोंदवही
प्रमुद्रांकांक ३५२०६ दिनांक ३० JUN 2023

दस्तावेजा प्रकार -

दस्त नोंदणी करणार आहे का ? होय/नाही

मिळकतीचे बांधकाम परमिट -

मुद्रांक विकत देणाऱ्याचे नाव - Jayshree Builders

हस्त अस्तव्यास खाते नोंद, गिंता व सही -

दस्तावेजा प्रकारचे नाव -

मुद्रांक क्रमांक १२०१०९

विलेज व, जमीनदार -

ता - जिल्हा होशियार/दरमिती नोंद
प्रतिष्ठ, कलेक्टर, जमीनदार

१२०१०९

मुद्रांक करणी देणाऱ्याचा स्वाक्षरी करणे
दुसऱ्या महिन्यात

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Affidavit cum Declaration

Affidavit cum declaration of "M/s. Jayshree Builders" Co -Promoter of the project "Shraddha Palacious".

"M/s. Jayshree Builders" Co -Promoter of the project "Shraddha Palacious" do hereby solemnly declare, undertake and state as under:

1. The promoter has legal title report on the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.



[Signature]



3. That the time period within which the project shall be completed by developer on or before 31/12/2027.
4. Seventy Percent of the amounts to be realised hereinafter by developer 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 The amount from separate account shall be withdrawn in accordance with RERA rule 5.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. **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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the take all project.
7. **The promoter** shall take the pending approvals on time, from the competent authorities.
8. **The promoter** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.
9. **The promoter** has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. **The promoter** 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 us at **Thane** on this **30th June** of **2023**.



Deponent

NOTARISED

SUNITA S. GOLE
ADVOCATE & NOTARY
Off.: Shop No. 3, Near Food Box Hotel,
Behind Sai Baba Mandir Thane Court Naka,
Thane (W)-400601 Mob 9819815553

30 JUN 2023