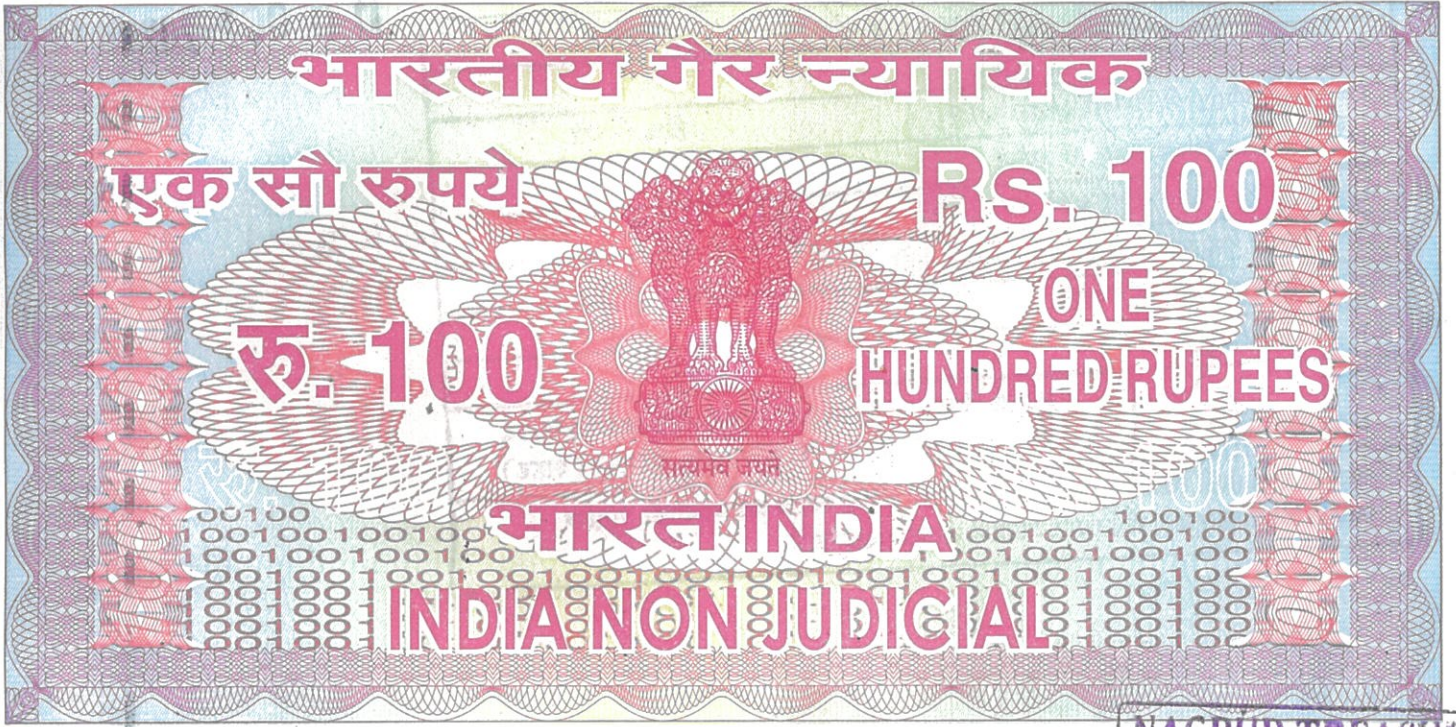


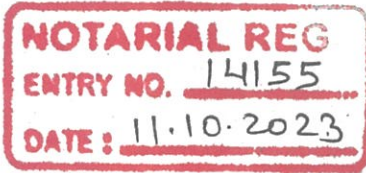


महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY
54AA 068335

06 OCT 2023



Stamp Head Clerk / Sr. Clerk

FORM - B

YASHWANT SAHKARI PAT SANSTHA MARYADIT

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

AFFIDAVIT CUM DECLARATION

YASHWANT SAHKARI PAT SANSTHA MARYADIT; having their registered
office at Plot No. 6/2, MIDC Area, Hingna Road, Nagpur - 440016, the Promoter
of the proposed Real Estate Project ("the Promoter") to hereby solemnly declare,
undertake and state as under:



१)	मुद्रांक दिवशी नोंद वही अनुक्रमांक	23573 / दिनांक
२)	दस्तावाचा प्रकार	90/1
३)	दस्ता नोंदणी करणार आहेत का ?	होय/नाही
४)	मिळकतीचे थोडक्यात वर्णन	
५)	मुद्रांक दिवशी वेळान्याने वाच व सही	म. यशवंत
६)	हस्त भरल्यास त्याची नाव वस्तु व सही	मिळकती
७)	पुस्तक्या प्रकाशनाचे वाच	100/-
८)	मुद्रांक शुल्क एकक	
एकनाथ दरोडे		मुद्रांक दिवशी ना.क्र. १४/१९८६ कोड क्र. ४६०१०१६ जिल्हाधिकाारी कार्यालय, नागपूर (शहर)
ज्या कारणासाठी त्यांनी मुद्रांक, स्वरेदी केला त्याची त्याच कारणासाठी मुद्रांक स्वरेदी केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे		

11 0 OCT 2023

महकमी परीक्षा
ममरी



YASHWANT SAHKARI PAT SANSTHA MARYADIT, are authorized to execute the present affidavit cum declaration vide authorization dated 10th October 2023.

The entire project is known as “**YASHWANT HEIGHTS**”. The said project is of single building for a proposed 120 habitable flats, having a total of 120 units.

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out

AND

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 (“RERA”) and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 (“MAHA RERA Rules”) for preparations of the above mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 30-09-2023 issued by Adv. Ashwin Patil.
3. That the time period within which the Real Estate Project shall be completed by the promoter is 31st December 2027 and the same is disclosed on the RERA Website.
4. That entire of the amounts to be realized hereinafter by the promoter for the said 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 (“Said Rules”)
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 project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
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 these rules, within seven days of the said changes occurring.



10. That the promoter shall not discriminate against any allottees at the time allotment of any apartment, plot or building, as the case may be.



For and on behalf of,

Vijay Nanaji Saratkar
Secretary

YASHWANT SAHKARI PAT SANSTHA MARYADIT

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 9th October 2023

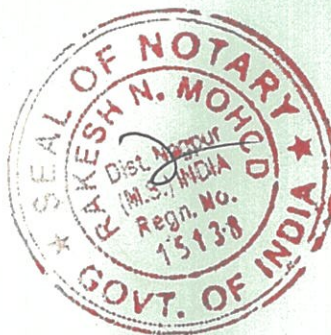


Deponent

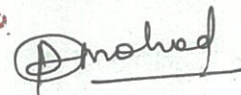


Vijay Nanaji Saratkar
Secretary

YASHWANT SAHKARI PAT SANSTHA MARYADIT



SWORN BEFORE ME ON THIS 11th
DAY OF Oct 2023 AT NAGPUR BY
SHRI/SMT./KU. Above Deponent
R/O. NAGPUR, WHO HAS BEEN IDENTIFIED
BY SHRI/SMT. →
ADVOCATE NAGPUR.



RAKESH N. MOHOD
NOTARY
NAGPUR DIST. (M.S.) INDIA

