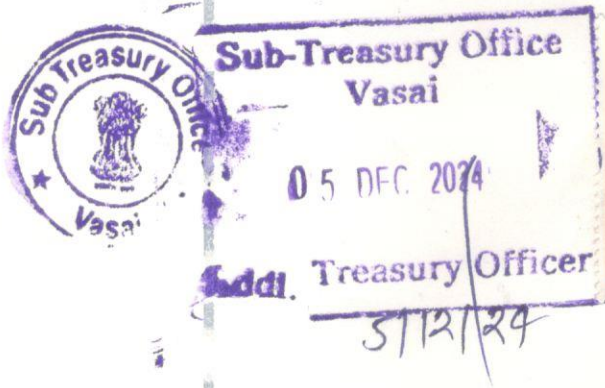


महाराष्ट्र MAHARASHTRA

2024

CV 103495



Affidavit cum Declaration

Affidavit Cum Declaration of Mr. Nishad Pandurang Satam, partner in VAASTU DEVELOPERS (Developer-Promoter) and authorized person for Mr. Ashok Sunderdas Dasani (Landowner-Promoter) of the proposed project named "Vaastu Aashish" vide its/his/their authorization.

I, Mr. Nishad Pandurang Satam Age 55 years, Adult, Occupation Business, residing at 105, 1st Floor, Gulab Pushp CHSL, Malviya Road, Near Utkarsh Mandal, Vile Parle (E), Mumbai - 400057, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title report to the land on which the development of the project is proposed.

OR

have/has 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.



Handwritten signature

06 DEC 2024

1269

जोड़पत्र-२/Annexure-II

१. मुद्रांक विद्वारी श्री/श्रीमती अशु. क्रमांक- २/दिनांक
(Serial No./Date)

२. दस्तावेज प्रकार
(Nature of document)

३. दस्तबंदी करणार आहेत का ?
(Whether it is to be registered?)

४. मिल्कातीचे भौतिकवस्तु वर्णन
(Property Description in brief)

५. मुद्रांक खरेदीत घेतल्याचे नाव व सही
(Stamp Purchaser's Name & Signature)

६. इतले अर्थव्यवस्था रचणे माल, दस्ता सही
(If through, owner person then Name, Address & Signature)

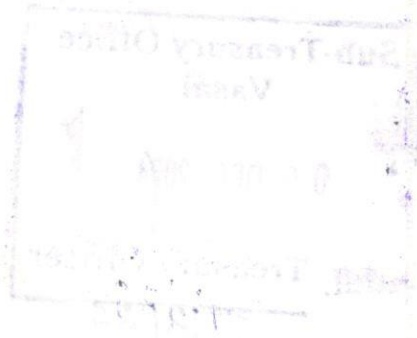
७. बुसण्या पक्षकाराचे नाव
(Name of the Party)

८. मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

९. परवानगदाराक मुद्रांक विक्रीतल्याची सही
व परवाना क्रमांक तसेच श्री. श्रीमंत विठ्ठलकर
मुद्रांक विद्वारीचे ठिकाण/पत्ता १२०२०१०, बालासागरा
(ज्या कारणासाठी जगांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.)

06/12/24

Vaastu Developer



(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 30/01/2033.

(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 shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

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

(8) That I/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 the said Rules, within seven days of the said changes occurring.

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

(10) That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on Dated 07/12/2024

Deponent

For Vaastu Developers

Nishad Satam



Mr. Nishad Satam
Partner



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 on Dated 7/12/2024

Deponent

For Vaastu Devlopers

Nishad Satam

Mr. Nishad Satam
Partner



Anil Kumar Ojha
ANIL KUMAR OJHA
(B. A. LL.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
Trimurthi Niwas, Inas Wadi,
Near Fish Market, Kharodi Village,
Marve Road, Malad (West), Mumbai-400 095