



महाराष्ट्र MAHARASHTRA

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21 MAY 2021

प्रथम मुद्रांक लिमिटेड
कोटागार पुणे करिता



Affidavit cum Declaration

Affidavit-cum-Declaration of Shroff and Choice Constructions LLP, PAN NO: AEKFS4304K registered under the provision of Limited Liability Partnership Act, 2008, having its regd. office at Flat No. 101, Plot No. 60, S. No. 212, Kalyani Nagar, Yerwada, Pune 411006, Through its Designated Partner:- MR. Dinesh Hari Shroff, Age 51 Years, Occupation Business, R/at 10, Shroff Vista, Lane No.4, Kalyani Nagar, Pune 411006 promoter of the new project Aureta, S.No. 84, Hissa No. 38A, CTS NO 1257, 102 old CTS No. 1257 vide its/his/their authorization dated 16th June 2021;

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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 Shroff and Choice Constructions LLP through its designated partner
Mr./Ms. Dinesh Hari Shroff Developers of the proposed project

We Shroff and Choice constructions LLP through its designated partner, Dinesh Hari Shroff Developer of
the proposed project / duly authorized by all the partners of the proposed project, do hereby solemnly
declare, undertake and state as under:

1. That, We the Developers have a legal title through an Agreement for Sale to the land on
which the development of the project is proposed

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 01/09/2025.

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
Nationalised/scheduled bank/Private 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer,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, We promoter/Developer 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, We promoter/Developer shall take all the pending approvals on time from the competent authorities.

9. That, We promoter/Developer have furnished such other documents as have been prescribed by the
rules and regulations made under the act

10. That, We promoter/Developer 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

SHROFF AND CHOICE CONSTRUCTIONS LLP

Dinesh Hari Shroff
Designated Partner

10/11/11
10/11/11

DECLARATION SUBMITTED BY THE PROJECTOR TO THE PROJECTOR

Declaration

Whereas the Projector has submitted to the Projector a Declaration of Intent to carry out the Project in accordance with the provisions of the Act of 1964, and

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PROJECT AND CHIEF OF PROJECTS

Projected Phase

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 on 15th June, 2021.

Deponent

SHROFF AND CHOICE CONSTRUCTIONS LLP

[Signature]
Designated Partner



Noted & Registered
At.Sr.No...188/2021.....

BEFORE ME

[Signature]

MANISHA SAMEER CHITNIS
NOTARY
GOVERNMENT OF INDIA

16 JUN 2021

16 JUN 2021

