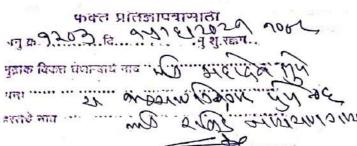


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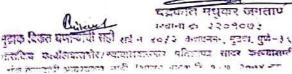
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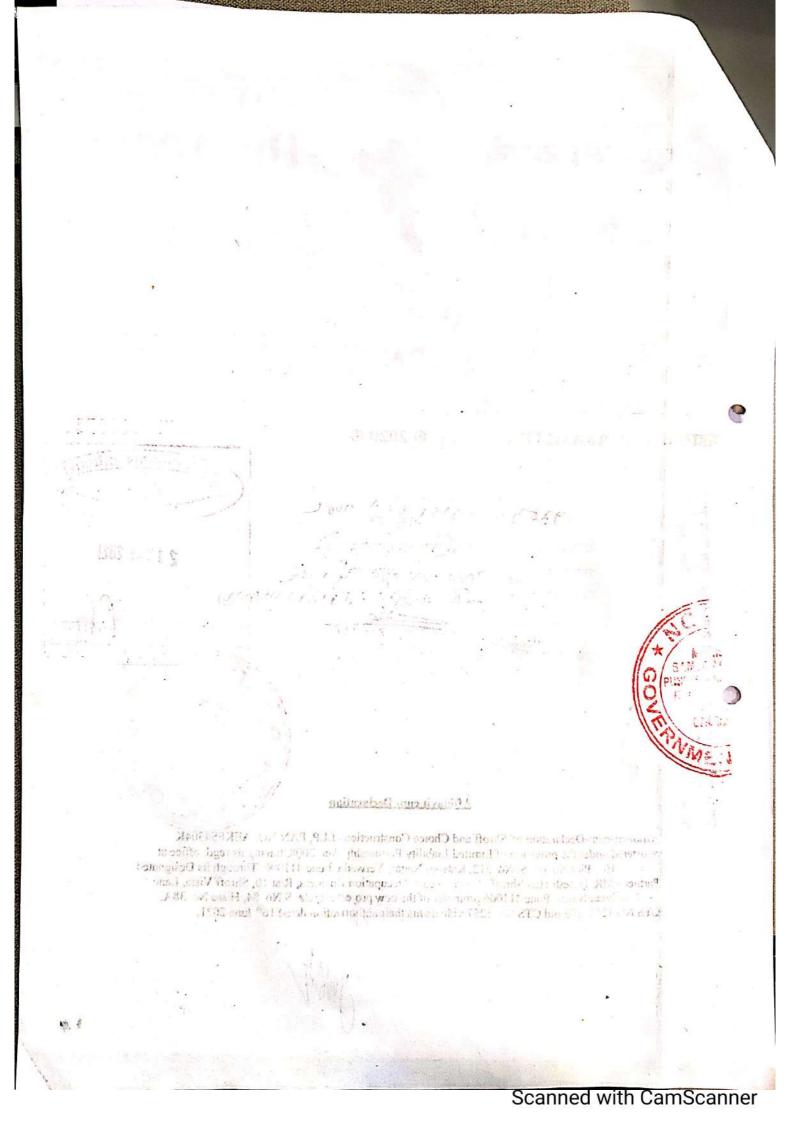
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67/03/2025

# 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;

July



## 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. <u>Dinesh Hari Shroff</u> Developers of the proposed project

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

 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 \_\_\_\_\_\_ Q1/09/2025
- 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.

SHROFF AND CHOICE CONSTRUCTIONS LLP

**Pesignated Partner** 



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# 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 CONSTRUCTION STLP

Designated Partner



Noted & Registered At.Sr.No.19.8.1.221....



BEFORE ME

MANISHA SAMEER CHITNIS NOTARY GOVERNMENT OF INDIA

1 6 JUN 2021 1 6 JUN 2001