

Affidavit cum Declaration of GROW INDIA NIRMITI LLP registered under Limited Liability Partnership Act, 2008 and having its registered office at Kunal House, Opp. Kamla Nehru Park, Off. Bhandarkar Road, Pune - 411004, the Promoter of the proposed project namely "THE CANARY PHASE I", situated at S. No. 40/1 + 40/2 + 40/3A + 40/3B + 40/4/2/1, Village Balewadi, Taluka - Haveli, District Pune Maharashtra through its one of the authorized Partner MR. BIJAL HEMENDRA SHAH.

I, MR. BIJAL HEMENDRA SHAH, partner of Grow India Nirmiti LLP, the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we Grow India Nirmiti LLP, the Promoter have a legal title report to the land on which the development project is to be carried out

AND

a legal valid authentication of title of such land along with authenticated copies of the various Sale Deeds between such owners and promoter for development of the real estate project is enclosed herewith

2. That the project is free from all encumbrances except one litigation as per detail mentioned in our title report.

3. That the time period within which the project (The Canary Phase I) shall be completed by Promoter from the date of registration of the Project is on or before 31st December 2026.

4. For new project on the date of commencement of the Act

That seventy percent of the amounts to be realized hereinafter by us (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.

OR

- That entire of the amounts to be realized hereinafter by us (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, since the estimated receivable of the project is less than the estimated cost of the completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

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.

[Signature]



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 7 days of the said changes occurring.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



[Signature]

DEPONENT
GROW INDIA NIRMITI LLP
THROUGH ITS PARTNER
MR. BIJAL HEMENDRA SHAH

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from

Verified by us at Pune on this 5th day of October 2021.

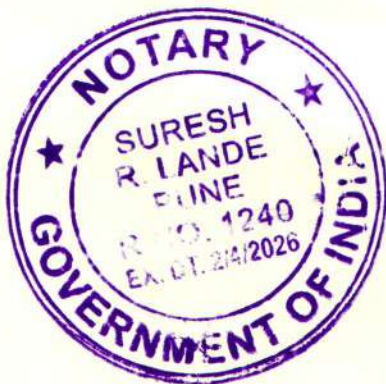
Identified by me

[Signature]



[Signature]

DEPONENT
GROW INDIA NIRMITI LLP
THROUGH ITS PARTNER
MR. BIJAL HEMENDRA SHAH



Adv. Suresh Ramchandra Lande
NOTARY Govt. of India
15 Erandwana Gaonthan,
Poona-411004. Regd.No. 1240

Noted and Registered
at Serial Number

A-646-2021

- 5 OCT 2021

BEFORE ME

[Signature]

SURESH R. LANDE
NOTARY
GOVT. OF INDIA

- 5 OCT 2021