



महाराष्ट्र MAHARASHTRA

2022

BT 049176

28 NOV 2022

11025 Declaration cum Affidavit

दस्तावेज प्रकार

दस्तावेज प्रकार का ? होना/गोदी.

मिशनरीय वसति गृह
Rohan & Atul Enterprises
Modibaug, Shivajinagar, Pune

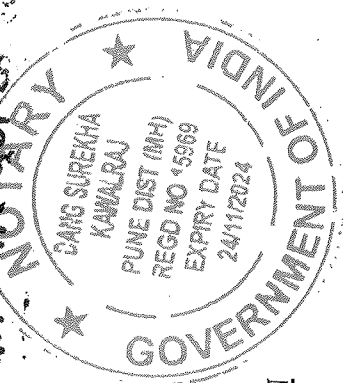
RERA
B.G. Pardale. Same

प्रमाणित करने वाले
श्री. एन. जी. दामोदर
प्रमाणित करने वाले का नाम
श्री. एन. जी. दामोदर



18 NOV 2022

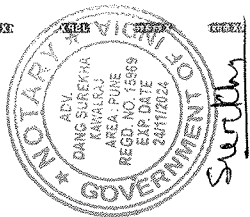
प्रथम मुद्रांक लिपीक
कोषागार अधिकारी

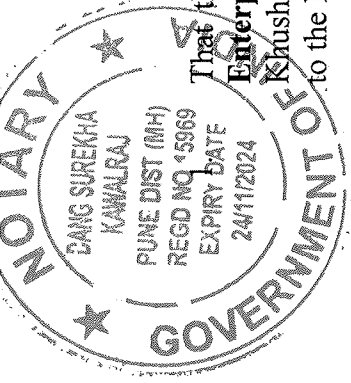


AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Rohan & Atul Enterprises, having office at 1-Modibaug, Commercial Building, Ganeshkhind Road, Shivaji nagar, Pune-411016,

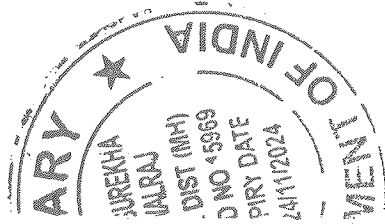
That we, (AOP) "Rohan and Atul Enterprises", promoter of the proposed project "Rohan Nidita Phase 1" situated at Survey No. 43/3 P, 43/6, & 44, Hinjewadi, Tal. Mulshi, Dist. Pune 411057 do hereby solemnly declare, undertake and state as under:



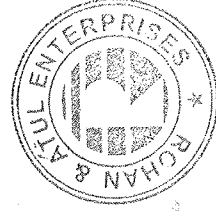


That the project land is owned by the member of (AOP) "**Rohan and Atul Enterprises**", Rohan Housing Pvt. Ltd along with its directors Mr. Suhas Khushalchand Lunkad & Mr. Sanjay Khushalchand Lunkad and have a legal title to the land on which the Development of the project is proposed.

2. That the project land is free from all encumbrances except for construction finance facility of Rs. 35.00 crores availed from Bajaj Housing Finance Limited and registered vide mortgage deed no 27151/2022 dated 30-12-2022.
3. That the time period within which the project shall be completed by the Promoter from the date of registration of project is 31-03-2027.
4. That Seventy percent of the amounts to be realized hereinafter by the 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 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 amount 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.
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 case may be.



1) For Rohan & Atul Enterprises



Authorized Signatory
Rohan Housing Pvt. Ltd.
Through its Director
Mr. Sanjay Khushalchand Lunkad



2) Rohan Housing Pvt. Ltd.
Through its Director
Mr. Sanjay Khushalchand Lunkad

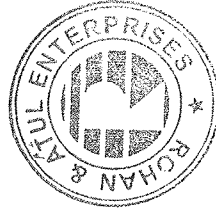


VERIFICATION

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Pune on 31st day of January, 2023.

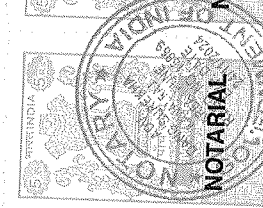
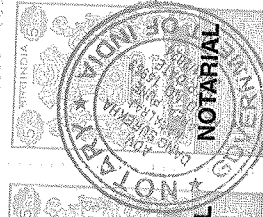
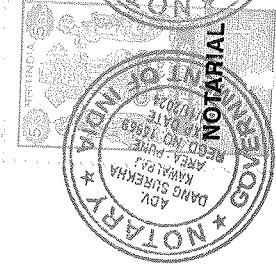
1) For Rohan & Atul Enterprises




Authorized Signatory
Rohan Housing Pvt. Ltd.
Through its Director
Mr. Sanjay Khushalchand Lunkad

2) Rohan Housing Pvt. Ltd.
Through its Director
Mr. Sanjay Khushalchand Lunkad





BEFORE ME



ADV. DANG SUREKHA KAWALRAJ
NOTARY
GOVERNMENT OF INDIA
REGD. NO. 15969
PUNE

31 JAN 2023

Noted & Registered

At. Sr. No. 186, 31/1/2023

