



महाराष्ट्र MAHARASHTRA

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BW 865379

अनु.क्र. 1638 दि. 9 MAY 2023 मु.शु.रकम 500/-
Affidavit

दस्तावेजाचा प्रकार

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मूलांक विकत घेणाऱ्याचे नांव

पत्ता

दुसऱ्या पक्षाच्या नांव

हस्ताक्षर करीत व्यक्तीचे नांव व पत्ता

मूलांक विकत घेणाऱ्याची सही

सौ. एस. जी. कामकर

परवाना क्र. 2209098
१९९ नवी पेठ, गंजवे चौक, पुणे - ४११००४



Affidavit cum Declaration



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of 1) **M/s Rohan Builders & Developers Pvt. Ltd.** having office at 1 Modibaug, Ganeshkhind Road, Shivaji nagar, Pune 411016 2) **M/s Ruturang Developers LLP**, a limited liability partnership registered with LLPIN – AAA-8396 having office at Second Floor, S P Heights, Bombay Pune Highway Road, Kasarwadi, Pune 411 034, the landowners of the proposed project **Rohan Ekam Phase 1**, situated at Sr. No. 49/8 (P), 49/10B (P), 49/10C, 49/10D (P), 49/11 (P), 49/12 (P), 49/13, 49/14, 49/15, 49/16, of Balewadi, Pune 411045.

We, the landowners of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, M/s Rohan Builders & Developers Pvt Ltd and M/s Ruturang Developers LLP are the owners of the land having legal title to the land on which the development of the project is proposed.

AND

A legally valid authenticated copy of the Conveyance Deed document no 2635/2022 dated 16/02/2022 executed by M/s Ruturang Developers LLP with M/s Rohan Builders & Developers Pvt Ltd is enclosed herewith.

AND

A legally valid authenticated copy of the Joint Development agreement document no 2639/2022 dated 16/02/2022 executed by M/s Ruturang Developers LLP with M/s Rohan Builders & Developers Pvt Ltd is enclosed herewith.

2. That the project land is free from all encumbrances except for term loan facility of Rs. 120.00 crores availed from Tata Capital Financial Services Limited which has been registered vide Mortgage Deed No. 2641/2022 Dated 16-02-2022. Further we hereby state and declare that, save and except following cases, the said property is not subject to any litigation.

Sr. No.	Name of the court	Type of case	Petition	Case No	Year	Preventive Order	Present Status
1.	Civil Judge Sr Division Pune	Regular Civil Suit	Suit for declaration and injunction	1938	2022	No	Return of Summons
2.	Civil Judge Sr Division Pune	Special Civil Suit	Suit for specific performance and compensation.	564	2008	No	Filing of WS by Ruturang
3.	Civil Judge Sr Division Pune	Regular Civil Suit	Suit for declaration and injunction	607	2021	No	WS filed by Ruturang
4.	Civil Judge Sr Division Pune	Special Civil Suit	Suit for cancellation of Will dt. 05-01-2008	759	2014	No	Not added as party Defendant.

3. That the time period within which the project shall be completed by the Promoter from the date of registration of the project is 31-12-2027.
4. That Seventy percent of the amounts realized hereinafter by 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 Promoter 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.

Deponent

Ashwin Suhas Lunkad

Authorized Signatory,
Rohan Builders & Developers Pvt Ltd
Landowner and Promoter Developer

Shreechand Shamandas Aswani

Designated Partner, Ruturang Developers LLP
Landowner



Verification

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

Verified by us, at Pune on this 9th day of May 2023.

Deponent

Ashwin Suhas Lunkad

Authorized Signatory,
Rohan Builders & Developers Pvt Ltd
Landowner and Promoter Developer

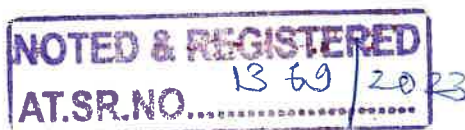
Shreechand Shamandas Aswani

Designated Partner, Ruturang Developers LLP
Landowner



BEFORE ME

ANAND H. JAWALKAR
NOTARY GOVT. OF INDIA
PUNE DIST



09 MAY 2023