



महाराष्ट्र MAHARASHTRA

2023

CA 642789

अनु.क्र. 8825 दि. 29 AUG 2023 मु.शु.रकम 500/-
Affidavit

दस्तावेज प्रमाण

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे पत्रांचे Rohan Builders & Developers pvt. Ltd.

मुद्रांक विकत घेतले Modibaug, Shivajinagar, Pune 16

पत्ता Maharega Authority

दुसऱ्या पक्षकाराचे B. G. Pardale, Same.

हस्ते व्यक्तीचे नांव व पत्ता

वृद्धांक विकत घेतल्याची सही

रा. एस. जी. बनकर
परवाना क्र. 2204048
११९ नवी पेठ, गजपे चौक, पुणे-४०



Affidavit cum Declaration



Security

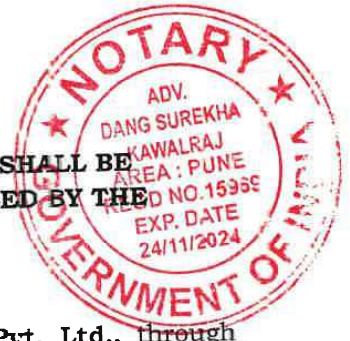


FORM 'B'

[See rule 3(6)]

**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 **Rohan Builders and Developers Pvt. Ltd.**, through Authorized Signatory Mr. Ashwin Suhas Lunkad, having registered office at 1 Modibaug, Commercial Building, CTS No. 2254, Ganeshkhird Road, Shivaji Nagar, Pune, 411016, Promoter of the proposed project '**Rohan Harita Phase 1**' duly authorized by the promoter of the proposed project, vide its authorization Dated 10/08/2023 (Board Resolution);

I, **Rohan Builders and Developers Pvt. Ltd.**, through Authorized Signatory Mr. Ashwin Suhas Lunkad, promoter of the proposed project '**Rohan Harita Phase 1**' duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **Rohan Builders and Developers Pvt. Ltd.**, through Authorized Signatory Mr. Ashwin Suhas Lunkad, promoter has a legal title Report to the land on which the development of the project is proposed OR has a legal title Report to the land on which the development of the proposed project is to be carried out

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 project land is free from all encumbrances, except Mortgage from Aditya Birla Finance Limited for Rs. 86,00,00,000/-, vide registered Mortgage deed Sr. No. 6027/2022, in the office of Sub-Registrar, Haveli No. 24, Pune.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is **31/12/2027**.

4. (a) For new projects:

That seventy per cent of the amounts realized 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

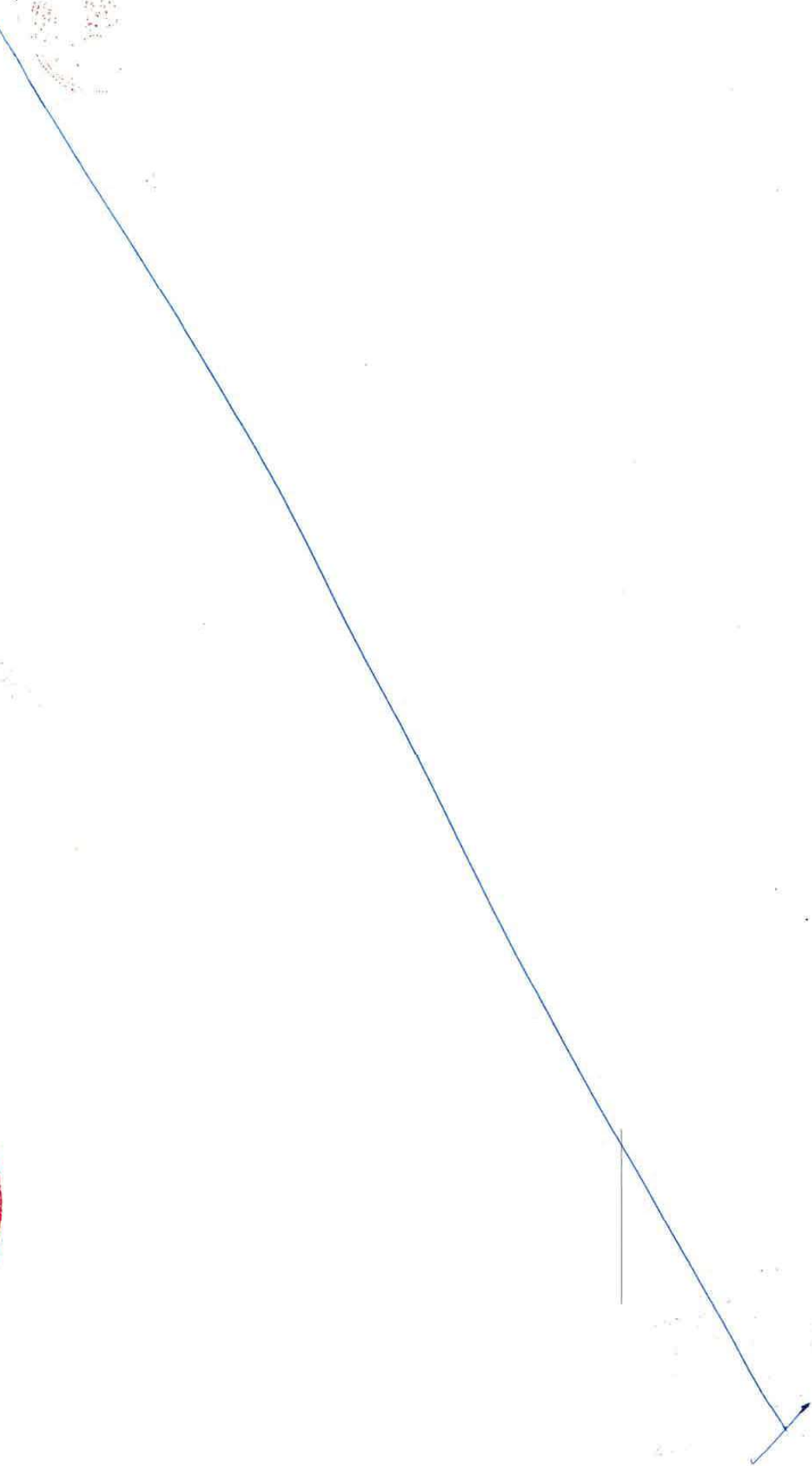
OR

(ii) That entire of the amounts to be realized hereinafter by me/promoter for the real state 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 completion of the project.





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

6. That I / 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 portion to the percentage of completion of the project.

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/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

Rohan Builders and Developers Pvt. Ltd.,
through Authorized Signatory
Mr. Ashwin Suhas Lunkad

Verification

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

Verified by me at Pune on this day of 30/08/2023.



[Signature]
Deponent

Rohan Builders and Developers Pvt. Ltd.,
through Authorized Signatory
Mr. Ashwin Suhas Lunkad

BEFORE ME
[Signature]
ADV. DANG SUREKHA KAWALRAJ
NOTARY
GOVERNMENT OF INDIA
REGD. NO. 15969
PUNE

Noted & Registered

At.Sr.No. 316 30/8/2023
[Signature]

Swedish

