



महाराष्ट्र MAHARASHTRA

2017

RY 475084



प्रधान मुद्रांक कार्यालय, मुंबई
प.सू.वि.क. ८००००९४
- 2 MAY 2017
सक्षम अधिकारी

श्री. सु. का. पाटील

FORM 'B'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vidya Sagar Vishvanathan, the Director of RUNWAL PROJECTS PVT. LTD. the promoter of the project known as "RUNWAL ELEGANTE- TOWER A", duly authorized by the promoter of the project, vide their authorization/Board Resolution dated _____, 2017;

I, Mr. Vidya Sagar Vishvanathan duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

फकत प्रतिज्ञापत्रासाठी
मुद्रांक विकत घेण्यासाठी
मुद्रांक विकत घेण्याचे मुद्रांक पत्र
मुद्रांक विक्रीबाबतची नोंद

मुद्रांक विकत घेणाऱ्याची सहाय्य
परवाना क्रमांक : ८०००
मुद्रांक विक्रीचे ठिकाण/पत्ता : मुख्य शाखा मंत्रालय, मंत्रालय
दि. महाराष्ट्र मंत्रालय अँड अलार्ड ऑफिस
मंत्रालय - ४०० ०३२.

शासकीय वगैरेशासनेर / न्यायालयीन परीक्षासंदर्भ कर्णोसाठी मुद्रांक
यंत्रणाची आवश्यकता नाही. (शासन अदेश दि. ०१/०६/२०१४ नुसार)
ज्या कारणासाठी जमाती मुद्रांक खरेदी किंवा खर्ची स्वयं कारणासाठी मुद्रांक खरेदी
घेण्यापासून दमविण्यात येणारे अधिकारी आहे.





1. The Promoter is in process of developing in a phase wise manner a land admeasuring approximately 21023.37 square meters at Village Oshiwara, lying being and situated Near Lokhandwala Complex, Andheri (West), Mumbai (Larger Land). The present phase of the project Runwal Elegante- Tower A is located on 4559.05 sq. meters (i.e. Project Land) which is undivided and not demarcated and forming part of the land admeasuring 13677.16 available for development out of the aforesaid Larger property admeasuring 21023.37 square meters or thereabouts owned by the Promoter.

2. That Promoter has a title Report to the Larger Land on which the development of the Project is proposed.

And

A legally valid authentication of title of such the Larger Land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

3. That the Promoter has availed constructions finance vide the following mortgage Deeds:

- a) Deed of Mortgage dated 1.2.2013 in favour of Axis Trustees Services Limited duly registered on 28th March, 2013 under sr. No.BDR-4-2380-2013.
- b) Supplemental Deed of Mortgage dated 24th September, 2015 in favour of Axis Trustees Services Limited duly registered on 24.9.2015 under serial no. BDR4-7176-2015.
- c) Deed of Second Supplemental Deed of Mortgage dated 3.4.2017 in favour of Axis Trustees Services Limited duly registered on 3.4.2017 under serial no. BDR4-2494-2017.

4. Public Interest Litigation No.67/2016 filed by Nitesh Doshi against Runwal Projects Private Ltd., the promoter herein and Writ Petition No.15303/2017 filed by Mr. Pratap Teli V/s Runwal Projects Private Ltd & Ors before the High Court of Bombay are pending in respect of the aforesaid Property.

5. That the time period within which the project shall be completed by Promoter from the date of registration of project is March 2019.

6. (a) For ongoing project on the date of commencement of the Act.

(i) That seventy percent 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.

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



8. 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 account 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.
9. That the Promoter shall take all the pending approvals on time, from the competent authorities.
10. 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.
11. That the Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. 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.

Deponent

Verification

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

Verified by me at Mumbai on this 29th day of July, 2017.



Deponent

BEFORE ME

K. C. DWIVEDI

B. A. LL.B

**NOTARY GR MUMBAI
MAHARASHTRA
(Govt of India)**

29 JUL 2017