



I, **Devendra Arvind Awati**, promoter of the proposed project /duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/promoter has a legal title Report to the land on which the development of the project is proposed

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.

2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details as under...
 - a) Construction finance from IIFL is availed
 - b) 1366/2015 is pending in civil court. – Mr. Admane V/s. Mr. Sahasrabuddhe
 - c) 994/2012 is pending in civil court. – Mrs. Vaijanti Patel V/s. Subhada Sahasrabuddhe
 - d) 2246/2014 – in pending in court – MPCB V/s. Om Developers Project Ravet.
3. That the time within which the project shall be completed by me promoter is, 30/07/2021.
4. (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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a project have been utilised for the project and the withdrawal has followed the proportion to the percentage of completion of the project.
7. That I / 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 / 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.

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 Pune on this 25TH September day of 2017.

Deponent:-

[Signature]

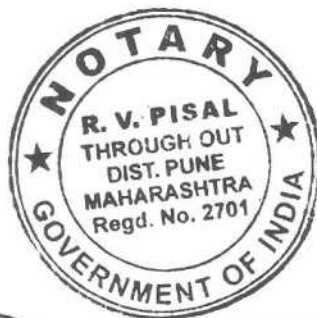
Mr. Devendra Arvind Awati

Partner

BEFORE ME

[Signature]

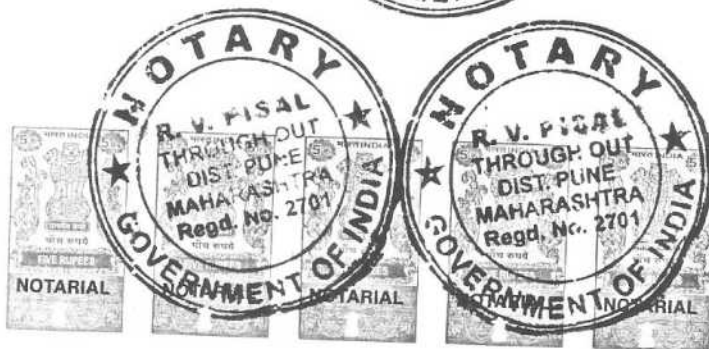
R. V. PISAL
NOTARY GOVT. OF INDIA



Noted and Registered

Sl. No. 4168/12

Date 7 NOV. 2017



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