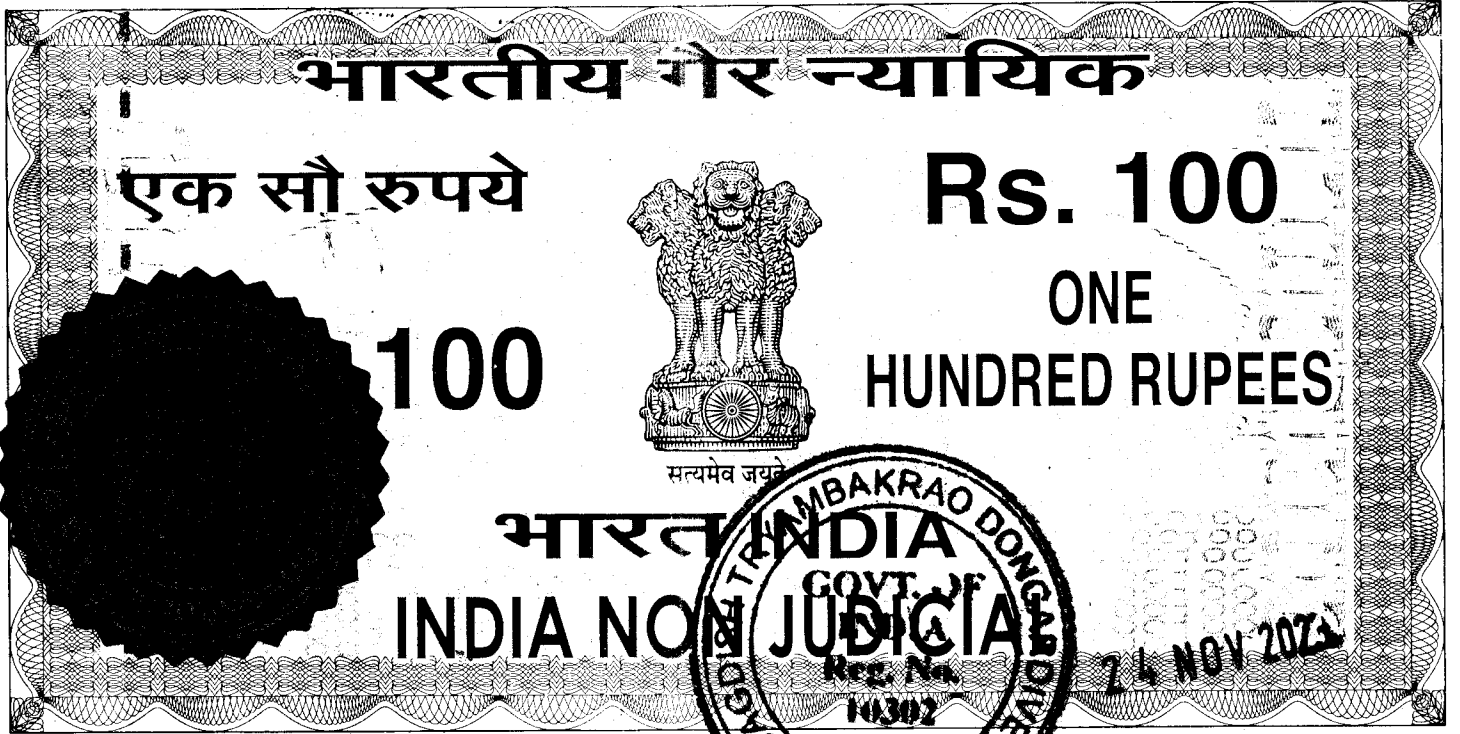
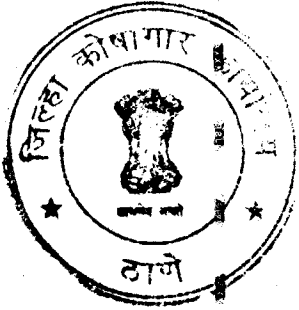




महाराष्ट्र MAHARASHTRA

2023

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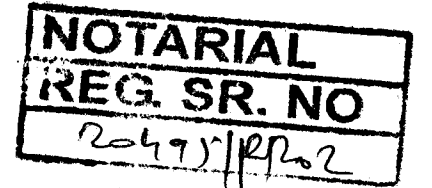
जिल्हा कोषागार कार्यालय, ठाणे

20 NOV 2023

Form "B"
[See Rule 3(6)]

Affidavit cum Declaration

सुद्राक प्रमुख लिपीक / लिपीक
Affidavit cum Declaration of Mr. Ketan T Shah, partner of M/s Ravi



Developments duly authorised by the promoter of the proposed project **Gaurav Excellency**, vide its authorisation dated **24/11/2023**;

I, **Mr Ketan T Shah** duly authorised by the promoter of the "**Gaurav Excellency** bearing **CTS no. 86/3,86/4,86/8A,86/8B,86/8C,87/1+G4B** do hereby solemnly declare, undertake and state as under:

1. That 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 herewith.

2. That the project land is free from all encumbrances.

जाबपत्र २

24 NOV 2023

पदाधिकारी/अधीनस्थ

दिनांक

पदाधिकारी/अधीनस्थ

पदाधिकारी/अधीनस्थ आहे का ? :- होय/नाही

मिळविलेल्या पदे/पदाधिकारी

मुद्रांक विक्रीत घेण्याचे नाव व पत्ता

मुद्रांक विक्रीत घेण्याचे नाव व पत्ता

हस्ता अस्तित्वात त्याचे नाव/पत्ता

हस्ता नही

परवानाधारक मुद्रांक विक्रीत घेण्याची मही (प्रमोद आर. दुबे)

मुद्रांक विक्रीचे पत्ता - अहमदनगर जिल्हा, शंती पार्क, मीरा रोड (पुणे), जिल्हा.

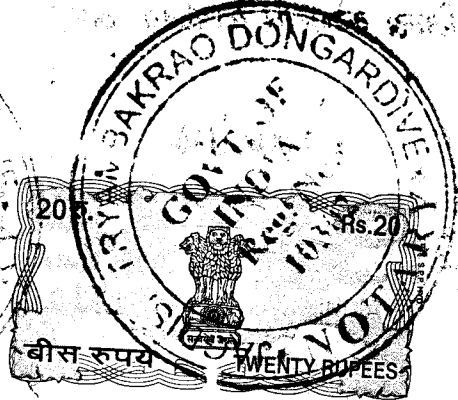
परवाना क्रमांक 92090119

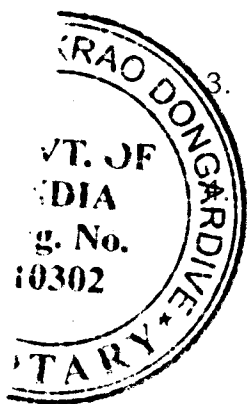
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

24 NOV 2023



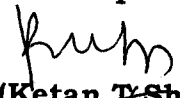
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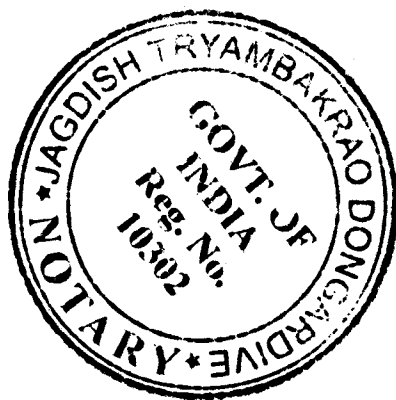


3. That promoter undertakes to complete the project on or before **31/12/2025**;
- That seventy per cent of the amounts realised by me/ promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the 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.
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 amounts collected for a particular project have been utilised 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 the case may be.

For Ravi Developments


(Ketan T Shah)

Deponent

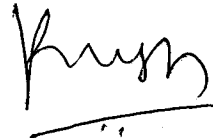


Verification

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

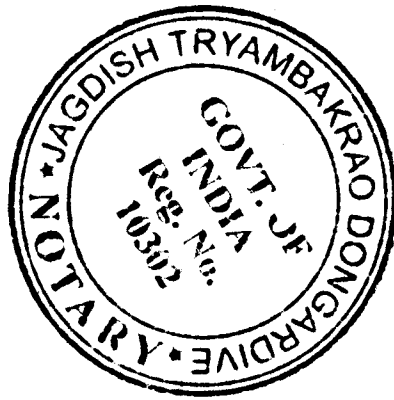
Verified by me at **Kandivali** on this **24th day of November**.

For Ravi Developments



(Ketan T Shah)

Deponent



BEFORE ME


JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Zopadpatti, Akurli Road, Kandivali (East).
Mumbai - 400 101

14 DEC 2023