



महाराष्ट्र MAHARASHTRA

2022

20AA 807833

अनु.क्र. 30369 दि. 27 SEP 2022 मु.शु.रकम. 900/-
दस्तावा प्रकार
दस्त नोंदणी करणार आहेत का ? होय/नाही.
मिळकतीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नाव
पत्ता
दुसऱ्या एकादश्याचे नाव
हस्ते व्यक्तीचे नांव व पत्ता
मुद्रांक विकत घेणाऱ्याची सही
सौ. साविता प्रविण गिरमे
परवाना क्र. 2209996
400/02, घोस्पडे पेठ, पुणे-40



Affidavit cum Declaration

Affidavit cum declaration of the "M/s. Ranawat Properties" Promoter of the project "Aura Waters Phase-I"

"M/s. Ranawat Properties" promoter of the project "Aura Waters Phase-I" do hereby solemnly declare, undertake and state as under:

1. **We** have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances except the one mentioned in the Encumbrance letter.
3. That the time period within which the project shall be completed by us on or before **31/12/2026**.
4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.
6. **We** 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. **We** shall take all the pending approvals on time, from the competent authorities.
8. **We** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.
9. **We** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. **We** shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Verification

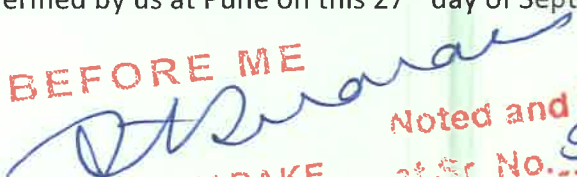

Deponent

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

Verified by us at Pune on this 27th day of September 2022.



BEFORE ME


S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

Noted and Registered
at Sr. No. 992/22
DATE 27 SEP 2022


Deponent



NOTARIAL