



महाराष्ट्र MAHARASHTRA

2020

28 SEP 2021

YH 251242



### Affidavit cum Declaration

Affidavit cum declaration of the "M/s. Aayush Builders & Developers LLP" Promoter of the project "Aayush Gulmohar"

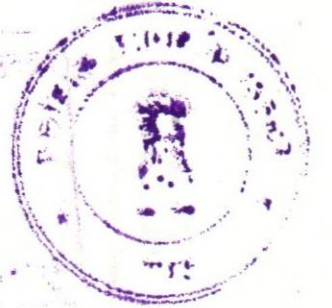
"M/s. Aayush Builders & Developers LLP" promoter of the project "Aayush Gulmohar" do hereby solemnly declare, undertake and state as under:

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.

जोडपत्र-१ / Annexure - II

28 SEP 2021

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक	70313
२. दस्ताचा प्रकार	Agg
३. दस्त नोंदणी करणार आहेत का ?	होय / नाही
४. मिळकतीचे थोडक्यात वर्णन	-
५. मुद्रांक विकत घेणाऱ्याचे नाव व सही	Aayush Builders & developers LLP
६. हस्ते असल्यास त्याचे नाव, पत्ता व सही	PraNav Vashi
७. दुसऱ्या पक्षाकराचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता	सौ. रोहिणी आर. बिरादार परवाना क्र. १२०१०२४
ई. ६/१:१, सेक्टर-१, वाशी, नवी मुंबई	
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी करणाऱ्यापुढे नमूद	





3. That the time period within which the project shall be completed by us on or before **31st DECEMBER 2023**.
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 The amount from separate account shall be withdrawn in accordance with RERA rule 5.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.

For AAYUSH BUILDERS AND DEVELOPERS LLP

*[Signature]*  
11/11/2021  
Partner  
Deponent

#### 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 Mumbai on this 1<sup>st</sup> NOV day of 2021.

For AAYUSH BUILDERS AND DEVELOPERS LLP

*[Signature]*  
11/11/2021  
Partner  
Deponent