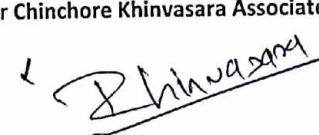


We, Chinchore Khinvasara Associates LLP, having registered office at Office No. 4, Nilkanth Apartment, FP 683, S. No. 1297, Shivajinagar, Pune - 411005, hereby declare that the proposed project "SARLA APARTMENT" located at Final Plot No. 997/6, Sadashiv Peth, Taluka - Havell, District - Pune, do hereby solemnly declare, undertake and state -

1. That we have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the project shall be completed within the stipulated time from the date of registration, i.e., 31/12/2023.
4. That, seventy percent of the amounts to be released hereinafter by us for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in 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 That the amounts from the separate account shall be withdrawn in proportion of percentage of completion of project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That 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 practicing chartered accountant, and it shall be verified during audit that amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion of the percentage of completion of the Project.
8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we 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 7 days of the changes occurring.
10. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For Chinchore Khinvasara Associates LLP

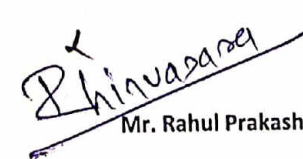

Mr. Rahul Prakash Khinvasara
Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Pune on this 9th day of June, 2022.

For Chinchore Khinvasara Associates LLP


Mr. Rahul Prakash Khinvasara
Deponent

ATTESTED


MRS. SHEIKH R. S. H.
NOTARY, GOVT. OF INDIA
PUNE

