



True

[Signature]

with Rule 5.

5. That the amounts from the separate account shall be withdrawn in accordance

construction and the land cost and shall be used only for that purpose.

a separate account to be maintained in a scheduled bank to cover the cost of the real estate project from the allottees, from time to time, shall be deposited in (1) That seventy per cent of the amounts to be realised here by the promoter for

4. For new Projects:

promoter from the date of registration of project is on or before 31-12-2022.

3. That the time period within which the project shall be completed by the

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

development of the proposed project is to be carried out.

1. The promoter has a legal title Report to the said land on which the

undertake and state as under:

Sri Kalpataru Realty Pvt Ltd, promoter of the proposed project "Ravitej" located at Gat no 243 (Part), Dudulgaon, Taluka- Haveli, District- Pune, through its directors Mr. Sunil R Israni and Mr. Moti Milani , do hereby solemnly declare,



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 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 in 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.

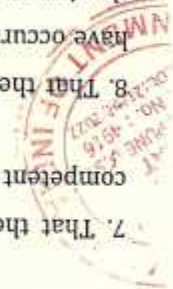
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent
Mr. Sanil R Israni
(Director)
Sri Kalpataru Realty Pvt Ltd



Deponent
Mr. Moh Milani
(Director)
Sri Kalpataru Realty Pvt Ltd





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 Pune, on this 5th day of December of 2018.

Deponent
Mr. Sunil R Israni
(Director)
Sri Kalpatru Realty Pvt Ltd



Deponent
Mr. Moti Milani
(Director)
Sri Kalpatru Realty Pvt Ltd



IDENTIFIED BY

Signature of Murchand Hari Bhat
Date 8/12/18

Mob 9988903985



BEFORE ME
10/12/18
MURCHAND HARI BHAT
ADVOCATE & NOTARY
GOVT. OF INDIA
Pune, Pune Dist.

10 DEC 2018