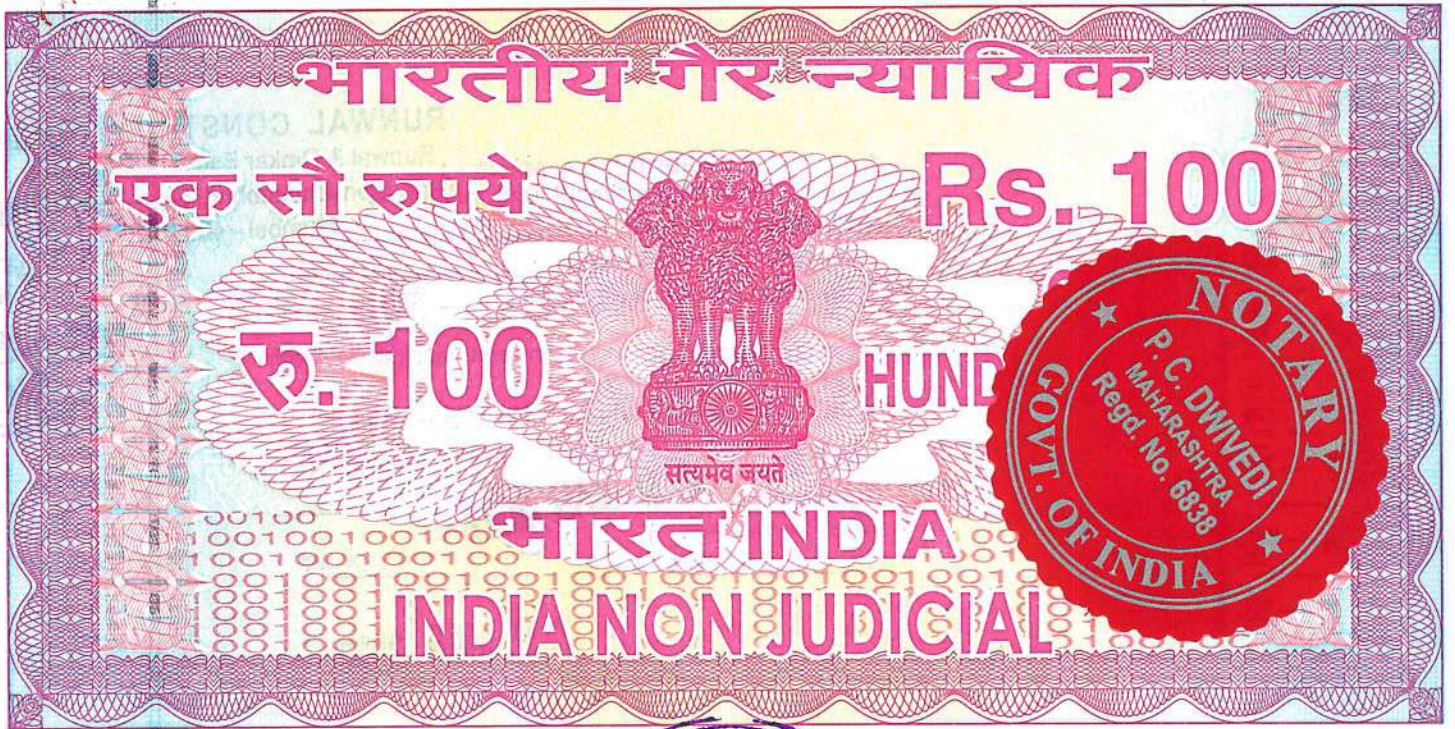
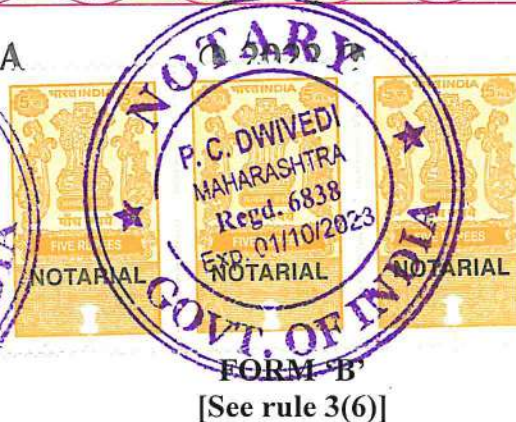




महाराष्ट्र MAHARASHTRA



04AA 346822

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९०

22 MAR 2022

सक्षम अधिकारी

श्रीमती एल. एस. सांगळे

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Ms. Sujata Rao**, duly authorized by the Promoter of **RUNWAL CONSTRUCTIONS**, the Promoter of the proposed Project known as **"Codename-Enchanted Tower F"** ("the said Project"), duly authorized vide authorization dated 29th May 2020;

I, **Ms. Sujata Rao** duly authorized by the Promoter of the proposed Project do hereby solemnly declare, undertake and state as under:





That Promoter has a legal title Report to the Larger Land admeasuring approximately 69,595 sq. meters ("Larger Land") situates, lying and being at Kolshet Road, village Kolshet, District - Thane and the land admeasuring **1219** sq. meters (i.e. **Project Land**) on which the development of the said Project is proposed is undivided and not demarcated on the Larger Land.

And

A legally valid authentication of title of the Larger 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 Promoter has not availed any construction finance for the said Project by creating mortgage/charge over the Project Land. However, the details of the encumbrances including the dues and litigation, details of any rights, title, interest or name of any party in or over such Land, has been provided in the Title Certificate.
3. That the time period within which the Project shall be completed by Promoter from the date of registration of Project is 30/06/2029.

4. (a) For new Projects:

That seventy percent of the amounts realized hereinafter 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.

- (b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realized hereinafter 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 constructions and the land cost and shall be used only for that purpose.

(ii) That entire of the amount to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the Project.



[Handwritten signature]





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 account 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 utilized 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 have/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.



[Signature]

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 Mumbai on this 20th day of May 2022.



[Signature]

Deponent

BEFORE ME

[Signature]
P. C. DWIVEDI
B.A., LL.B.
NOTARY GR. MUMBAI
MAHARASHTRA
(Govt. of India)

21 MAY 2022

