



महाराष्ट्र MAHARASHTRA

2022

25 NOV 2022

26AA 197454



FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Raunak Avenue Realty, promoter of the proposed project through its partner Mr. Rajan Narayan Bandelkar, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 01/12/2022;

25 NOV 2022

पुस्तक-१ Annexure-1/पुस्तक-२ Annexure-2
पृष्ठ २ के लिए: १०१७७

25 NOV 1964

ॐ नमो भगवते वासुदेवाय

of Avenue Realty

For Kaurian
01/08/92

हस्तो अक्षतमात्रा त्वां नाना

१३७५ ५२४० ६८

Bamshetkar

पत्नी का नाम: श्रीमती (सुनीता-9 गोलेवा) Partner

Linda

मुद्रांक विभाग, नया दिल्ली : 1201999
मुद्रांक दिनांक : ०१/०१/२००१

[illegible]

उजनी शुद्धाद धरवो केनी त्यांनी त्याच कारणासाठी शुद्धाक
मुक्त करून नंतराकारक आले.

विश्वेन्द्रचरणसुतः श्रीरामदासस्य पुत्रः



NONIAR
GOVT. O
SUNITHA S. GC
Dist. Thane (N
Ragn. No. 1025
Exp. No. 24
24 Sept. 7

We, M/s. Raunak Avenue Realty, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 and having its registered office at A-5, Satnam Apartment, L.T.Road, Mulund (East), Mumbai – 400 081, promoter of the proposed project namely " **RAUNAK WHITE HOUSE** " situate at plot of land bearing survey No.189, Hissa No.5 situate at village Kolshet , Taluka & District Thane, do hereby solemnly declare, undertake and state as under:

1. That M/s. Raunak Avenue Realty, the promoter has a legal title Report to the land on which the development of the project is to be carried out.

AND

a legally valid authentication of title of such 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 details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details are disclosed and uploaded on RERA Portal.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project shall be on or before 30/06/2026.

4. (a) For new projects :

That seventy per cent of the amounts realised 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 percent of the amounts to be realised 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.

OR

- (ii) That entire of the amounts to be realised 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.

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 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. 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 I/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 therefrom.

Verified by me at on this day of 10th December, 2022

**BEFORE ME
NOTARY**



[Signature]

Deponent

SUNITA S. GOLE
ADVOCATE & NOTARY
Off.: Shop No. 3, Near Food Box Hotel,
Behind Sai Baba Mandir, Thane Court Naka,
Thane (W)-400601. Mob.: 9819815553

10 DEC 2022



