

52/1020



महाराष्ट्र MAHARASHTRA

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WH 051013

५६७२८ ०६/०९/२०२० ९०० x ५५००८
अनु.क्र. दि. मु.शु.रकम.

दस्तावेज क्रमांक शिपथपत्र.

दस्तावेज मालकाचे नाव व होल/वाढी.

निवासीचे नाव

सुलोक निवासीचे नाव २०११ म. डेव्हलपर्स

पत्ता चिंचवड, पुणे

सुलोक मालकाचे नाव

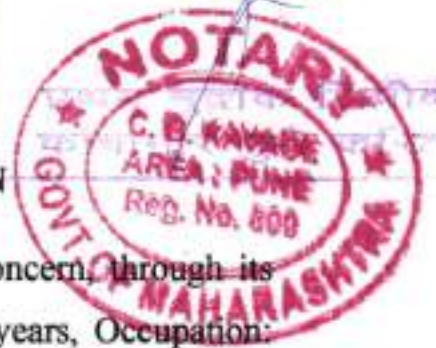
उत्तरे मालकाचे नाव शविंद्र गंधीर

At. samblm AFFIDAVIT CUM DECLARATION

I M/s RUNAL DEVELOPERS, a Proprietary firm concern, through its Proprietor, Mr. Rajendra Suresh Jain, Aged about 53 years, Occupation: Business, having his registered office at Shop No. 3, Indraprastha Apartment, Pimpri-Chinchwad Link Road, Chinchwad, Pune-411033, being Promoter of scheme of construction known as "RUNAL



02 JAN 2020







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यह ७२८ ०५०९१२०२० १००२५००८
अनु.क्र. दि. पु.सु.रकम.

दास्तावा प्रमाण शायथ पत्त

परत चेंपनी कांठार कांठार का २ होव/वाडी.

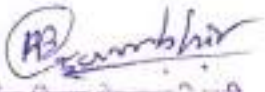
मिळवले व मांज

मुद्रांक दिनांक येनावाचे भाग २०११म डेक्कलपस

पुण चिंचक ४७

कुठारा पाठविले व

एवढे मांज व गविंड गंभीर



मुद्रांक दिनांक येनावाचे भाग

सौ. सी.बी. कांठार
पाठविले व २२०९९५२
मुद्रांक दिनांक येनावाचे भाग

AFFIDAVIT CUM DECLARATION









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अनु.क्र. ५६७२८ दि. ०५/०९/२०२० मु.शु.सं. १००४५-५००८

वस्तुस्थिति: शोधपत्र

मार्ग नोंदने करणार व्यक्तीचा पत्ता/वर्ग/वर्ग

मिळविलेली सेवा

रुपाल देवदत्त

चिंचवड पुणे

पुण्या पदावकाशे मार्ग

पुणे येथील नांव शिविर गंधार

(Signature)

मुद्रांक मिळाले घेणाऱ्याची सही

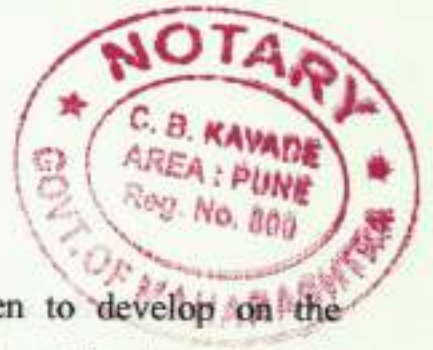
सौ. सी. बी. शिंदे
पत्रांक. २३०९९५२
मिळविलेली, अहमदनगर, पुणे-३५



AFFIDAVIT CUM DECLARATION





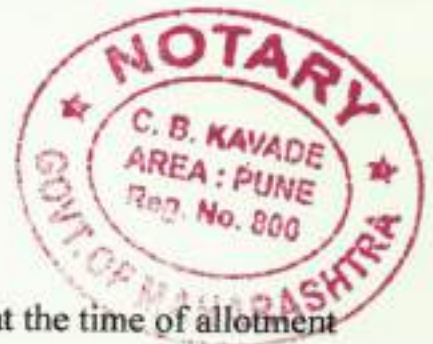


GATEWAY PHASE-III PROJECT” undertaken to develop on the portion of land admeasuring 4554 sq. mtrs (hereinafter referred to phase-III land) out of contiguous land admeasuring 30200 sq. mtrs, formed of land bearing Survey No.105/1 admeasuring 1 Hectare 93 Ares (equivalent to 19300 sq. mtrs) and Survey No.85/2/3/4/2 (formerly known as Survey No. 85/2+3+4/2) admeasuring 1 Hectare 09 Ares (equivalent 10900 sq. mtrs), situated at Kiwale Village, Taluka Haveli, District Pune-412101, (hereinafter referred to as the “said project land”), do hereby solemnly declare, undertake and state as under –

1. That I have legal, clear and marketable title in respect of the said project lands on which the development of the said Runal Gateway phase-III project is carried out.
2. That there is no other encumbrance upon the said project lands except the project loan availed from TATA CAPITAL HOUSING FINANCE LTD PUNE under the Deed of Mortgage dated 25-10-2018, registered with the Sub-Registrar Haveli No.24 at Serial No. 14073/2018 read with Deed of Extension of Mortgage dated 30-12-2019, registered with the Sub-Registrar, Haveli No.24 at Serial No.19213/2019 by mortgaging the said project lands with other lands and the constructions built thereon.
3. That on or before 30th of December, 2022, I shall complete the said “Runal Gateway Phase-III” project, proposed to be developed on the said project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.
4. That 70% (seventy per cent) of the amounts to be realised hereinafter by me for the said project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to

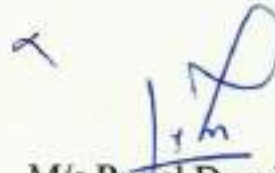
cover the cost of the construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017, hereinafter for the sake of convenience and brevity referred to as "MahaRERA Rules".
6. That I shall get the accounts audited in respect of the said project within 6 (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 so collected for the said project have been utilised for the said project and the withdrawal has been in compliance with the proportion to the percentage of completion of the said project.
7. That I shall take all the pending approvals on time in respect of the said project from the competent authorities.
8. That I shall inform the authority regarding all the changes that have occurred in the information furnished under sub-section (2) of Section 4 of the Real estate (Regulation and Development) Act, 2016 (hereinafter referred as the "said Act") and under Rule 3 of the MahaRERA Rules, 2017, within 7 days of the said changes occurring.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the said Act.



10. That I shall not discriminate against any Allottee at the time of allotment of any Apartment or building as the case may be situated in the said project.

Deponent



M/s Runal Developers,
A Proprietary firm concern,
Through its Proprietor,
Mr. Rajendra Suresh Jain

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 13th day of the month of January, 2020;

Deponent

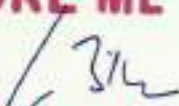


M/s Runal Developers,
A Proprietary firm concern,
Through its Proprietor,
Mr. Rajendra Suresh Jain

Noted & Registered

Serial No 52/2020
13/1/2020

BEFORE ME


CHANDRAKANT B. KAVADE
ADVOCATE & NOTARY
GOVT OF MAHARASHTRA
PUNE

13 JAN 2020

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