

I, Sandeep Maheshwari Partner of M/s Galaxy Hill Paradise LLP / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we the promoter has a legal title to the land on which the development of the project is proposed and the project land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter from the date of registration of project 31st December 2021.
3. That the proposed building consists of 2 levels of parking & 11 upper floors. However, current sanction is for 6 floors only which will be further revised to 11 floors. The total number of flats will 175 numbers.
4. That the estimate and number of flats declared are for 6 floors only which are currently sanctioned, the estimate and number of flats will be revised after full building/wing is sanctioned.
5. That the project will be marketed under the name and logo of "Nirman Developers" office of which is located at 205, Citi Center, Opposite Ayurved Rasashala, Karve road, Erandwane, Pune.
6. (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.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 3.
8. 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.
9. That the promoter shall take all the pending approvals on time, from the competent authorities.
10. 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.
11. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

12. 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

Verification

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

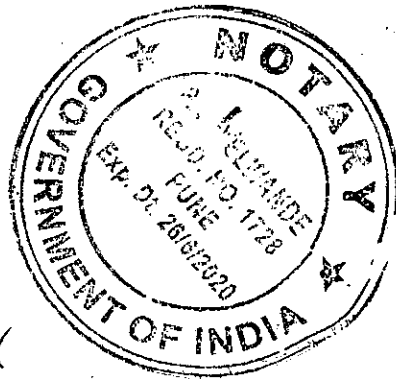
Verified by me at Pune on this 27 day of Nov 2017



Deponent



Sambhaji
IDENTIFIED AND
WITNESSED BY
Sambhaji Padekar



ATTESTED

P. J. YELWANE
NOTARY GOVT. OF INDIA
PUNE

27 NOV 2017

Noted and Registered
at Serial Number 3143
Date 27/11/17

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