



महाराष्ट्र MAHARASHTRA

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प्रधान मुद्रांक कार्यालय, मुंबई प. नं. 1000098 29 NOV 2019 सक्षम अधिकारी

श्री. सी. टी. आंबेकर

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vinay Gopal Chawla, Director of M/s. Truearth Developers Pvt Ltd duly authorized by the promoter of the proposed project "Truearth Views", to be constructed on land having CTS No. 356(pt) in Kannamwar Nagar-2, Vikhroli-East, vide its authorization dated August 2017.

I, Vinay Gopal Chawla, Director of M/s. Truearth Developers Pvt Ltd do hereby solemnly declare, undertake and state as under:-

1. That the promoter ie. "Truearth Developers Pvt Ltd", has a legal title to the land on which the development of the project is proposed to be carried out
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.



3. That the time period within which the project shall be completed by me/promoter is on or before December 2024
4. That, seventy per cent of the amounts realized 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
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in accordance with Rule 5.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, the promoter ie. Truearth Developers Pvt Ltd shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be

VERIFICATION

I, the deponent Shri. Vinay Gopal Chawla, Director of M/s. Truearth Developers Pvt. Ltd, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at MUMBAI on this 18th day of December

(Vinay Gopal Chawla)
Director, M/s Truearth Developers Pvt Ltd.
Deponent



BEFORE ME

B. P. SHARMA
B.Sc., LL.P
NOTARY
MAHARASHTRA
(Govt. of India)

18 DEC 2019