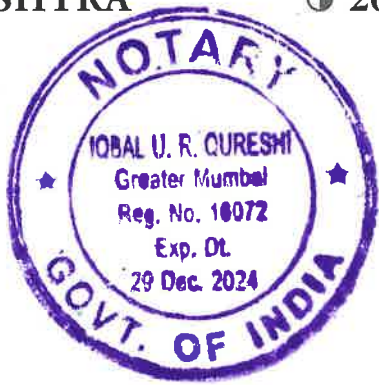




महाराष्ट्र MAHARASHTRA

2023

63AA 482291



प्रधान मुद्रांक कार्यालय, मुंबई.  
प.मु.वि.क्र. ८०००००६  
10 AUG 2023  
सक्षम अधिकारी

श्रीमती सुषमा चव्हाण

This stamp paper forms an integral part  
of Affidavit cum declaration dt 23/08/2023  
of R House Realty Private Limited promoter  
of the Project Repearal House.



R HOUSE REALTY PRIVATE LIMITED  
JINDAL MANSION,  
5A, DR. G. DESHMUKH  
MUMBAI-400034

जोडपत्र-4-Annexure-1  
फक्त प्रसिद्धावस्थासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव \_\_\_\_\_  
मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता \_\_\_\_\_  
मुद्रांक विशिष्टावस्थाची नोंद वही अनु. क्रमांक \_\_\_\_\_ दिनांक \_\_\_\_\_

मुद्रांक विकत घेणाऱ्याची उद्दीष्टे परवान्यासह मुद्रांक विक्रीसाठी सही  
परवाना क्रमांक : ८०००००६  
मुद्रांक विक्रीचे ठिकाण/पत्ता : परमिण हल, चव्हाण  
३/२७२, नेशनल बिझिनेस सेंटर, लकी हाउस, एच.पी.एस. मार्ग, फोर्ट, मुंबई - ४०००२९.  
शासकीय कार्यालयासह नोंद घ्यावयाची आहे. तसेच नोंद घेण्यासाठी मुद्रांक  
कागदाची आवश्यकता आहे. (न्या. नं. ०१/०७/२००४) वरील  
ज्या कारणासाठी ज्याची मुद्रांक खरेदी केल्या ती त्याच कारणासाठी  
मुद्रांक खरेदी केल्याप्रमाणे दमडित्यात वापरणी बंधनकारक आहे.

23 AUG 2023

23 AUG 2023

491



### **Affidavit cum Declaration**

Affidavit cum declaration of the “**M/s. R House Realty Private Limited**” Promoter of the project “**Ruparel House**”.

“**M/s. R House Realty Private Limited**” promoter of the project “**Ruparel House**” do hereby solemnly declare, undertake and state as under:

1. We have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.
3. That the time period within which the project shall be completed by us on or before **31/12/2027**.
4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.
6. We 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. We shall take all the pending approvals on time, from the competent authorities.





8. We shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.
9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

  
GHULE C.L.  
Advocate High Court  
Mumbai

  
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 us at Mumbai on this 23<sup>rd</sup> day of August 2023.

  
Deponent 



BEFORE ME

  
IQBAL U. R. QURESHI  
Notary  
Government of India  
Greater Mumbai Maharashtra  
25 AUG 2023



25 AUG 2023

