

## AFFIDAVIT CUM DECLARATION

3 Affidavit cum Declaration of Mr. Vaibhav Kathotia duly authorized by the Promoter of the proposed project, vide their authorization dated 29th April, 2022;

प्रधान सुद्रांक कार्यालय, मुंबई. प.मु.वि.क. ८०००११ **2 1 APR 2022** Promoter of the सक्षम अधिकारी

- I, Mr. Vaibhav Kathotia duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:
  - 1. That Landowner Promoter has a legal title Report to the land on which the development of the proposed 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 the Landowner Promoter and Promoter for development of the real estate project is enclosed herewith.
- 2. That the project land is free from all encumbrances.
- 3. That the time period within which the project shall be completed by Promoter from the date of registration of project is 3 Years and 10 months i.e. by 28/02/2026;

-2 MAY 2022

## 000855

REST VENTURES LTD

Plot No. 204, TPS III, Cat No. 602, Kachwala Palace, Waterfield Road, Off. Turner Road, Bandra West, Mumbal - 400 050.

जोडपत्र-१ / Annexure - l फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

१. मुद्रांक विकी नोटवंही अनु. क्रमांक / दिनाक

२. मुद्राक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही

३. परवानाधारक मुद्रांक विक्रत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पता परवाना क्रमांक ८००००११

महांका विकासे ठिकाण / पता : सौ. कांचन हर्षट बोंगाळे शास र र भिक्रीन र कोलगेट मेंदानासामार,

साईबाल पंटिराजवळ, खेरनगर, बांदा (पूर्व), मुंबई - ४०० ०५१. शामकीय कार्यलयासमोर / न्यायालयासमोर प्रतिकापत्र साटर करणोसाठी

भुद्राक कागदाची आवश्यकता नाही, (शासन आदंश दि. ०१/०७/२००४ नूसी-) ज्या कारणासाठी ज्यानी मुद्राक शुल्क खोदी केला त्यानी त्याच कारणासाठी

्राहोक खरंदी केल्यापासन ६ पहिन्यात वायरणे बंधनकारक आहे.

पावाईल मं. 7208510509





RIATE



- 4. 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.
- 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. 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.

Solemnly affirmed at Mumbai on

this 25<sup>th</sup> day of May, 2022

by the within named Deponent

Mr. Vaibhav Kathotia

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## Verification

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

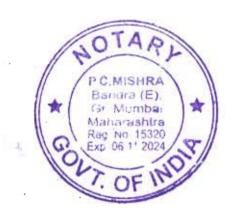
Verified by me at on this day 25th day of May, 2022 at Mumbai.

Solemnly affirmed at Mumbai on

this 25th day of May, 2022 7 MAY 2022
by the within named Deponent

Mr. Vaibhav Kathotia

b- the



Before me,

BEFORE ME

P. C. MISHRA

NOTARY NOTARY GR. MUMBA MAHARASHTRA (GOVT OF INDIA)

2 7 MAY 2022

P.C.MISHRA (Notary Govt. of India)

NOTARIAL REGISTER

SR.No 1274

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