

I, **Sameer Ajit Ganu** promoter of the proposed project duly authorized by the promoter of The proposed project do hereby solemnly declare, undertake and state as under:

1. **Padmanabh** has a legal title Report to the land on which the development of the proposed project is to be carried out.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me from the date of registration of project.

4. (a) **For new projects :**

That seventy per cent of the amounts released 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.

(b) **For ongoing project on the date of commencement of the Act**

(ii) That entire of the amounts to be realized 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule

6. That I 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 utilized for the

project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I shall take all the pending approvals on time, 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 Act and under rule 3 of these rules, within seven days of the said changes occurring.



9. That I have such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



[Signature]

Deponent

Verification

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

Verified by me at on Friday this 04th day of April 2018.



NOTED

[Signature]
NOTARY
S. P. SAUNDATTIKAR B.A., LL.B.
ADVOCATE HIGH COURT
Mayuresh Apartment,
Opp. Municipal Marathi School No.1,
Jambhali Naka, Thane (W) - 400 601.

17 MAY 2018