



ARASHTRA

2017

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मान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८००००९४

- 2 MAY 2017

सक्षम अधिकारी

श्री. सु. का. पाटील

FORM 'B'
[Sec rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vidya Sagar Vishvanathan, the Director of RUNWAL DEVELOPERS PVT. LTD. the promoter of the project known as "RUNWAL ANTHURIUM TOWER 5 - VALENTINE", duly authorized by the promoter of the project, vide their authorization/Board Resolution dated 22nd April, 2017;

I, Mr. Vidya Sagar Vishvanathan duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:



1. The Promoter is in process of developing in a phase wise manner a land admeasuring approximately 25,425 sq. meters at Village Mulund, lying being and situated at Agra Road, Mulund (West), Mumbai (Larger Land). The present phase of the project Runwal Anthurium Tower-5 Valentine is located on 3955 sq. meters (i.e. Project Land) which is undivided and not demarcated part of the Larger Land.
2. That promoter has a title Report to the Larger Land on which the development of the Project is proposed.

And

A legally valid authentication of title of such the Larger Land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

3. That the promoter has availed constructions finance from HDFC Ltd. vide a Unilateral Indenture of Mortgage dated 2nd December 2015 duly registered on 2nd December 2015 under sr. No.10981/2015 by creating mortgage/charges over the Larger land.
4. Civil Application No.170/2016 in WP No.5416/2004 filed by Sitaram Bond & Ors. against Runwal Developers Private Ltd., the promoter herein, has been dismissed. Criminal WP No.4977/2015 filed by Sitaram Bond & Ors against Runwal Developers Private Ltd is pending admission. Except charge/encumbrances as mentioned in clause 3 and 4 there are no other encumbrances or litigation on the project land.
5. That the time period within which the project shall be completed by promoter from the date of registration of project is December 2018.
6. (a) For ongoing project on the date of commencement of the Act.

(i) That seventy percent of the amounts to be realized hereinafter 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 5
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 account 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

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utilized 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 have/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.

[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 Mumbai on this ____ day of July, 2017.

[Signature]
Deponent



BEFORE ME

[Signature]
A. N. PANDE
Advocate High Court & Notary
MUMBAI & THANE
MAHARASHTRA
GOVT. OF INDIA

28 JUL 2017