



महाराष्ट्र MAHARASHTRA

2017

RY 475077



प्रधान मुद्रांक कार्यालय, मुंबई
प.म. ति. क्र. ८००००९४
- 2 MAY 2017
सक्षम अधिकारी

श्री. सु. का. पाटील

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vidya Sagar Vishvanathan, the Director of RUNWAL REALTY PVT LTD., the promoter of the project, duly authorized vide Board Resolution dated 29th April, 2017;

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

Vidya Sagar

जोडपत्र - १ Annexure - I
फक्त पत्रासाठी Only for Affidavit

सुद्धांक विवक्त घेणाऱ्याचे नाव

सुद्धांक विवक्त घेणाऱ्याची पत्ता

सुद्धांक विवक्त घेणाऱ्याची सही

RUNWAL REALTY PVT. LTD.
Runwal & Omkar Esquare,
5th Floor, Eastern Express Highway
Opp. Sion Chunabhatti Signal,
Sion (East) Mumbai - 400 022.
Tel: 24093749

परवाना क्रमांक :

सुद्धांक विवक्त घेणाऱ्याचे पत्ता : मुख्य शाखा मंत्रालय, केंद्र, दि. महासह मंत्रालय अँड अलाईड ऑफिस को, भूप. वक लि.
मंत्रालय - ४०० ०३२.

शासकीय कार्यालय/न्यायालय/न्यायालयीन सादर करणेसाठी सुद्धांक राज्याधी आदेशकता बाही. (शासन क्र. ०१/०५/२००५ तसेच)
ज्या कार्यासाठी जसोनी सुद्धांक खरेदी केला त्यासाठी त्या कार्यासाठी सुद्धांक खरेदी केल्यापासून ६ महिन्यात बापरणे बंधकारित आहे.



1. That promoter has a legal title Report to the land on which the development of the project is proposed.

And

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



2. That the promoter has availed the constructions finance vide Indenture of Mortgage dated 27th December 2013 from ICICI Bank Ltd. and Indenture of Mortgage dated 16th September 2014 from ICICI Home Finance Company Limited by creating mortgage/charge over the project land. There are no other encumbrances or litigation on the project land.
3. That the time period within which the project shall be completed by promoter from the date of registration of project is **31st December 2017**.
4. (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.
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 account duly certified and signed by such practicing Chartered Account, 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 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

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of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That the promoter have/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.



[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 22 JUN 2017 day of June 2017.



[Signature]

Deponent

BEFORE ME

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

22 JUN 2017