

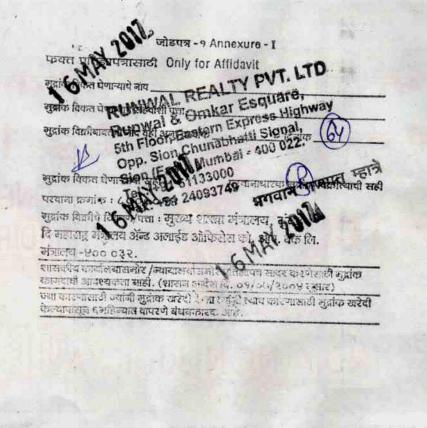
AFFIDAVIT CUM DECLARATION

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:

Why

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 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.



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- That the amounts from the separate account shall be withdrawn in accordance with Rule 5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

 That the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

ANDE * AN

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.

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 Munication this 2000 day of June 2017.



Deponent

BEFORE ME

A. N. PANDE
cate High Court & Notary
MUMBAI & THANE
MAHARASHTRA
GOVT. OF INDIA

22 JUN 2017