

Affidavit cum Declaration of **Rama Warehousing & Leasing through its Authorised Signatory Mr. Sachin Basantlal Garg** of the proposed project "**Itrend Vesta**" situated at **Sr No. 80/2A/2 (P), Village- Tathawade, Taluka - Mulshi, Dist - Pune, Pin Code - 411033**

1. That We, **Rama Warehousing & Leasing through its Authorised Signatory Mr. Sachin Basantlal Garg** have 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 project land is free from all encumbrances except those mentioned in Declaration of encumbrances concerned to Finance and Legal.
3. That the time period within which the project shall be completed by me is up to **30/04/2029**
4. (a) For new projects: 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.

(b) For ongoing project on the date of commencement of the Act (i) That seventy per cent of the amounts to be realised 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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. 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. The promoter shall take all the pending approvals on time, from the competent authorities.
8. 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. The promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



10. 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
Rama Warehousing & Leasing through its Authorised Signatory



Sachin
Mr. Sachin Basantlal Garg

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 Pune on the 10th Day of February, 2025.

Deponent
Rama Warehousing & Leasing through its Authorised Signatory



Sachin
Mr. Sachin Basantlal Garg



BEFORE ME
[Signature]
ADV. SHWETA SHASHIKANT MEHTA
NOTARY
GOVT. OF INDIA
Reg. No. 30887
Noted & Registered At
Serial No. 1/2025

14 FEB 2025

