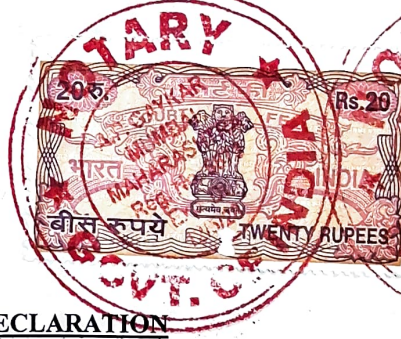
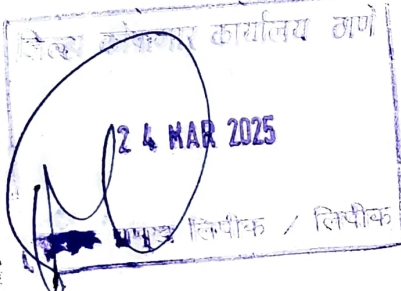


महाराष्ट्र MAHARASHTRA

2024

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Bhavik Mehta**, Director of Royal Accord, the project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29.03.2025.

I, **Mr. Bhavik Mehta**, Director of Royal Accord, the project/duly authorized by the promoter Anuradha Real Estate Developers Pvt Ltd of the proposed project do hereby solemnly declare, undertake and state as under:

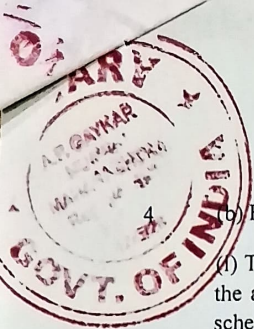
1. That I/ promoter have /has a legal title Report to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2027.

*Bhemell*



- 8 APR 2025

१. मुद्रांक विक्री नोंदवरी अनु. क्रमांक	२. मुद्रांक
३. हस्ताक्षर प्रमाण	Affidavit
४. दस्त नोंदणी करणार आहेत का?	होय/ नाही
५. फिल्टरनीचे थोडक्यात वर्णन -	
६. मुद्रांक विक्री घेणाऱ्याचे नाव	For Anuradha Real Estate Developers Pvt. Ltd.
७. दुसऱ्या पक्षकाराचे नाव	
८. हस्ते असल्यास त्याचे नाव, पत्ता व सही	Pravin
९. मुद्रांक शुल्क रक्कम	500
१०. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/ जिल्हा	रामदास कि. महारनवर परवाना क्र. १२०१०२८ ए-५८/१०, सेक्टर-२१, एफे को मंडळ ४००००१
११. कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून नविन्यात वापर करीत बंधनकारक आहे	



4

(b) For new projects:

- (1) That seventy per cent of the amounts realized 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 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate, Rates of interest and Disclosures on Website) Rules, 2016.
6. That I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ 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. That I/ Promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For, Anuradha Real Estate Developers Pvt Ltd



*Bernell*

Director

Deponent

The accounts of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of 2025

ATTESTED BY ME

*Adv. Ashok P. Gaykar*  
Adv. ASHOK P. GAYKAR  
B.Com., LL.B., GDC&A  
NOTARY GOVT. OF INDIA  
Regn No 5873

10 APR 2025