

महाराष्ट्र MAHARASHTRA

● 2024 ●

DF 119798



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:

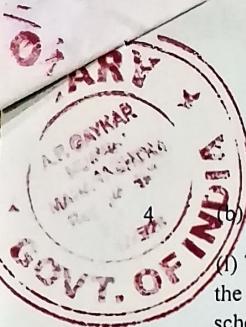
1. That I/ promoter have /has a legal title Report to the land on which the development of the project is proposed AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed 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.

*Bhavik Mehta*



- 8 APR 2025.

१. मुद्राक लिहाके नोंदवणी अनु. करायाचा	प्राप्तकर्ता
२. इमारताचा प्रवाली	Affidavit
३. दस्त नोंदवणी करायार अहेत काही?	नोंदवणी/ नाही
४. किंतु कीनीचे थोडवयात वर्णन -	
५. मुद्राक विक्रित देणाऱ्याचे नाव	For Anuradha Real Estate Developers Pvt. Ltd.
६. दुसऱ्या पक्षकाराचे नाव	
७. हस्ते असल्यास स्थांचे नाव, पत्ता व रस्ती	Pravin
८. मुद्रांक शुल्क रक्कम	500
९. प्रवानापारक मुद्राक विलेत्याची सही व परवाना क्रमांक तसेच मुद्राक विक्रीचे डिक्री/ डिक्री	रामदास किं. महाराजवर परवाना क्र. १२०१०२८ ए.५८/१०, सेक्टर-२१, गोपी नगर ४०० ००९
ज्ञा कारणासाठी ज्ञानी मदांक म्हरेदी केला स्थानी त्याच कारणासाठी मुद्राक खरेदी केल्यासाठी	
वापरावे बंधनकारक आहे	



b) For new projects:

(i) 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate, Rates of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 charted accountant in practice, and shall produce a statement of accounts duly certified and signed by such charted 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

*Bennell*

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

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

10 APR 2025