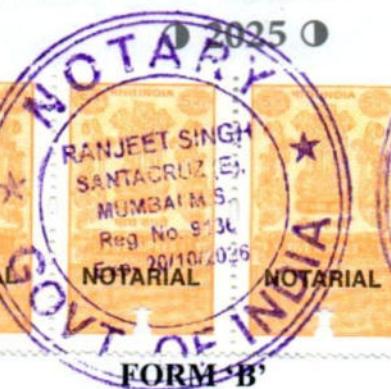




महाराष्ट्र NOTARY SETRA



श्रीमती संजिता जाधव

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. SUDHIR PARIKH partner of M/s AUM DEVELOPERS REALTY.

² I, Mr. Sudhir Parikh the partner of M/s AUM DEVELOPERS REALTY the promoter, is developing a project known as "VAAYU" having its address at Plot bearing No. E-3, C.T.S No. G/371 Village Bandra -G admeasuring 836.10 sq. mtrs (as mentioned in the Property Register Card in respect thereof) situated at Sarojini Road in H/W Ward, Santacruz (West), Mumbai 400 054.

Sudhir Parikh





The Partner and authorized signatory of M/s AUM DEVELOPERS REALTY the Promoter of the proposed project "VAAJU" do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to develop 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.

3. That the Promoter undertakes to complete the project on or before 27.12.2028.

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 us 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.

OR

(ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I, 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. That I, the 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, the promoter, have 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.





Mr. SUDHIR PARIKH
PARTNER
M/s AUM DEVELOPERS REALTY

Verification

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

Verified by me at Mumbai on this 17th day of October, 2025.

Mr. SUDHIR PARIKH
PARTNER
M/s AUM DEVELOPERS REALTY



BEFORE ME
RANJEET SINGH
M.Sc., LL.B.
NOTARY, SANTACRUZ (E)
MUMBAI MAHARASHTRA
(GOVT OF INDIA)

RANJEET	Notary Govt. of India)
Regd. No.	4552
Dated	17 OCT 2025