

I, Mr. Madan Athawale duly authorized by the Society of the project do hereby solemnly declare, undertake and state as under;

1. That the promoter has legal title to the land on which the development of the project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the development deed of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter by 30/04/2028
4. That seventy per cent of the amounts to be realized by the promoter for the real estate project from the allottees / purchasers, 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 That the amounts from the separate account shall be withdrawn in accordance with rule 5.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. 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 accounts duly certified and signed by such practicing chartered accountant, and it shall be verified during the audit that the amounts collected for the 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.
8. 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 7 days of the said changes occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That the promoter shall not discriminate against any allottee / purchaser at the time of allotment of any apartment, plot or building, as the case may be.

For Garodia Co-Operative Housing Society Ltd



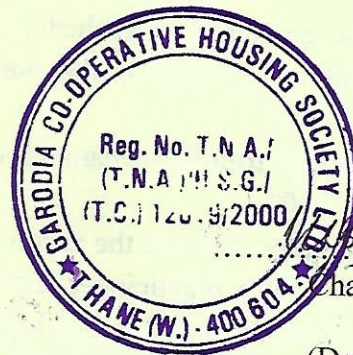
Chairman
(Deponent)

Verification

The contents of the above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 18th Day April of 2024.

For Garodia Co-Operative Housing Society Ltd



(Deponent)

NOTARISED

SUNITA S. GOLE
ADVOCATE & NOTARY

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19 APR 2024

