

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

INDIA NON JUDICIAL

NOTARY
DEEPAK B. DONGRE
Kalyan Dist. Thane
Reg. No. 15166
GOVERNMENT OF INDIA

13 JUN-2024

सत्यमेव जयते

1. Eknath Nama Pawar,
2. Shaila Gurunath Pawar,
3. Poornima Gurunath Pawar,
4. Poonam Gurunath Pawar



जोडपत्र-१/Annexure-1

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४) Only for Affidavit (Article 4)

13 JUN 2024

For Submitting to

Reason for Affidavit

Undertaking

Stamp Purchaser's name/

Place of residence)

Rustagi

Estate PVT. LTD.

Serial No.

3692

Date

Stamp Purchaser's sign



d. Rohan Bhalerao

परवानाधारक मुद्रांक विक्रेत्याची सही

13 JUN 2024

RAMESH M. PATIL

Lic.No. 1212005

Opp. Bus Stop, Ulhasnagar-421001

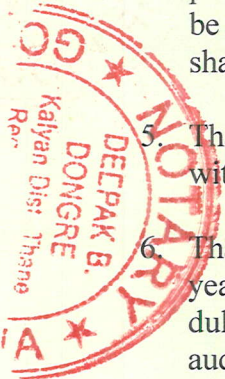
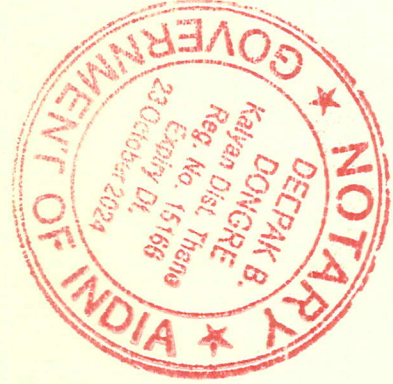
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६(सहा) महिन्यात वापरणे बंधनकारक आहे.



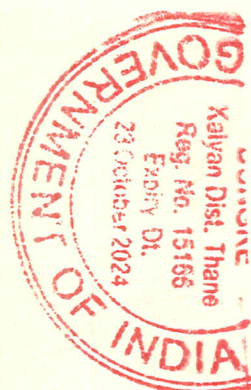
5. Bhagyeshree Gurunath Pawar,
6. Sweta Gurunath pawar,
7. Sundar Gurunath Pawar,
8. Bhavesh Gurunath Pawar,
9. Balaram Hari Pawar,
10. Anita Anant Gharat,
11. Malubai Natha Kashivile,
12. Jairam Hari Pawar,
13. Kalpana Namdev Lad,
14. Anjana Gurunath Suroshi,
15. Bharti Kaluram Pawar,
16. Raveena Vinod Jamdare,
17. Kajal Alpesh Jadhav

are the absolute and lawful owner of the land bearing survey no. 101/1/D, Area admeasuring 3110 square meters, situated at **Village Titwala** (hereinafter referred to as the "Said Land") through constituted power of attorney holder M/s. **Rustagi Estates Pvt Ltd** through its Director Mr. **Sanjay Subhashchand Gupta** (hereinafter referred to as **Developer**)dated 19-12-2008 do hereby solemnly affirm and declare as under :-

1. We have a legal title to the Project land situated at 101/1/D We the land Owner Promoters have executed development agreement with the Developer for Development of the Real Estate Project which is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the project shall be completed by us on or before **30/11/2026**
4. That seventy percent, as the case may be, of the amounts realized 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in accordance with Rule 5.
6. That we 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.



[Handwritten Signature]



7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.


Mr.SANJAY SUBHASHCHAND GUPTA
Director

M/s. RUSTAGI ESTATES PRIVATE LIMITED
Constituted by Power of Attorney Holder



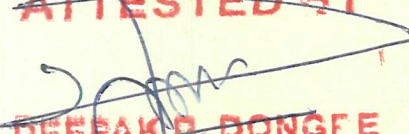
Verification

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

Verified by us at MUMBAI on this 13th Day of June 2024.


Mr.SANJAY SUBHASHCHAND GUPTA
Director

M/s. RUSTAGI ESTATES PRIVATE LIMITED
Constituted by Power of Attorney Holder

ATTESTED BY

DEEPAK S. DONGRE
S.L.S., LL.B.
ADVOCATE & NOTARY
Government of India
Kalyan, Dist. Thane, Maharashtra
Reg. No. 13166

NOTED & REGD.
S. No. 1230 P.No. 66 2024

13 JUN 2024

