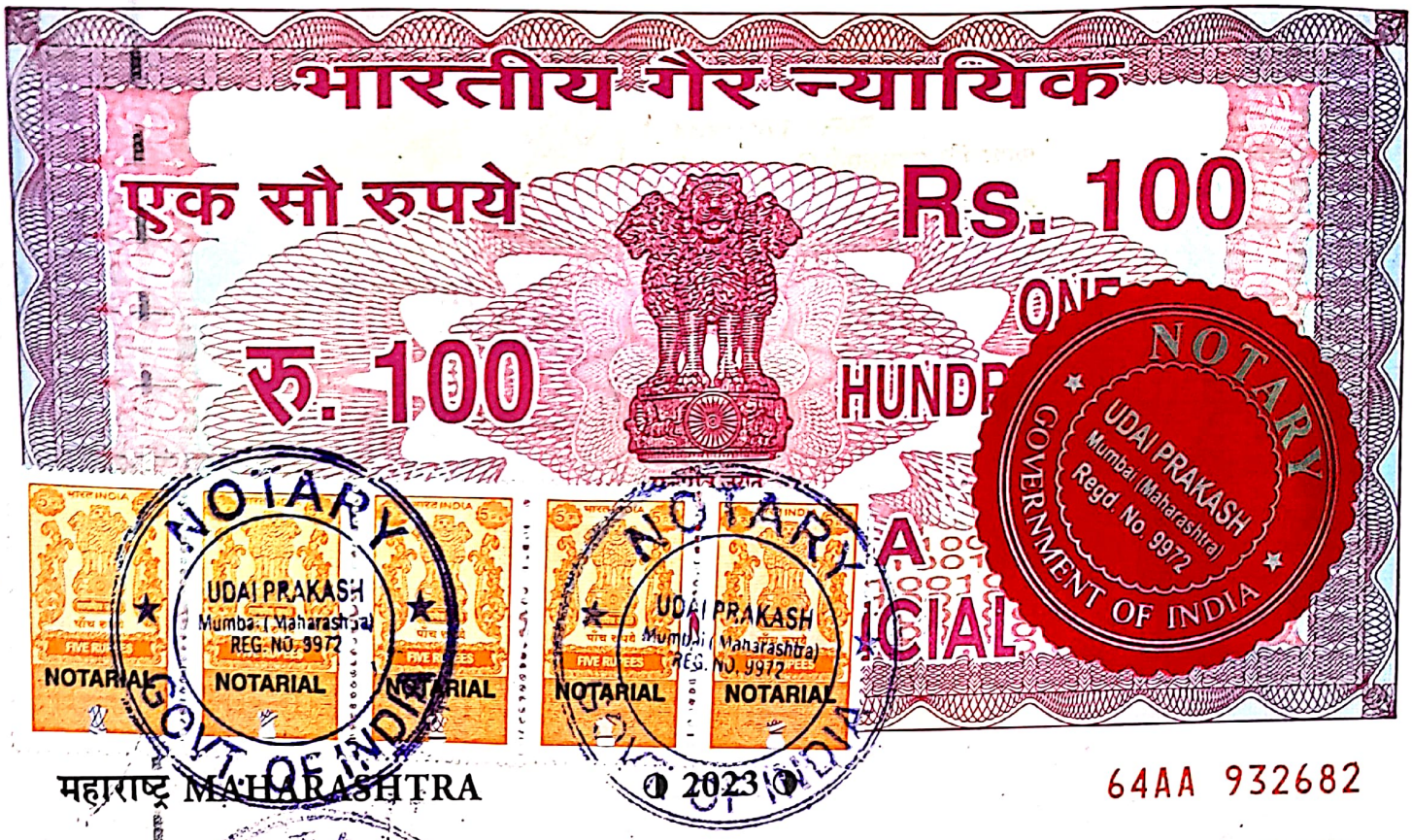
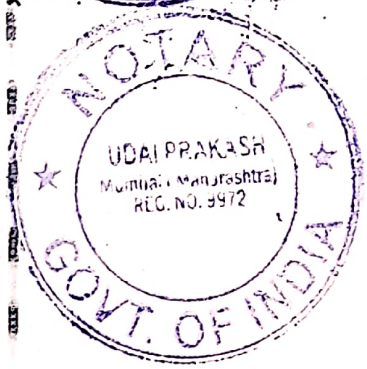


महाराष्ट्र MAHARASHTRA

2023

64AA 932682



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.हि.क. 6000028
27 JUL 2023
सक्षम अधिकारी

AFFIDAVIT CUM DECLARATION

श्री. अतुल कि: किरड

Affidavit cum declaration of **"JPV Realtors Private Limited"** Landowner of the project **"Pratap Oasis".**

"JPV Realtors Private Limited" Landowner of the project **"Pratap Oasis"** do hereby solemnly declare, undertake and state as under:

1. The land has legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.
3. That the time period within which the project shall be completed by developer on or before **30-12-2024.**

4. Seventy Percent of the amounts to be realised hereinafter by developer 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. The amount from separate account shall be withdrawn in accordance with RERA rule 5.

6. We 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 take all project.

7. We shall take the pending approvals on time, from the competent authorities.

8. We shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.

9. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

tuvena

Deponent
JPV Realtors Private Limited

Verification

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

Verified by us at 22nd on this August, day of 2023.

tuvena

Deponent
JPV Realtors Private Limited

UDAI PRAKASH(M.A.LL.B.,)
ADVOCATE & NOTORY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. NO. 9972
Room No. 10, S. No. 94, Inshwadi, Kharodi Village,
Marve Road, Malad (W), Mumbai - 400 095.