

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

Rs. 500

ICIAL

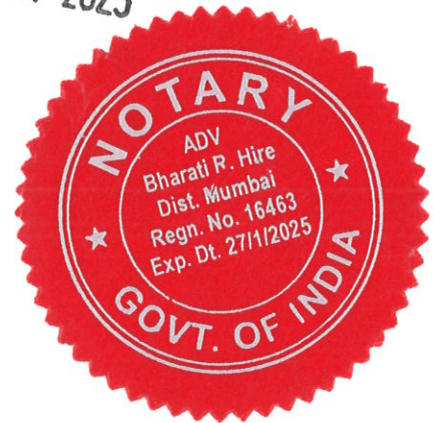
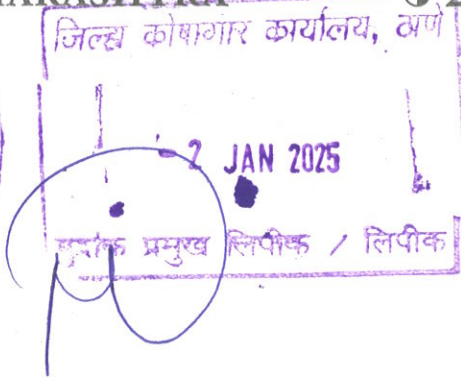


महाराष्ट्र MAHARASHTRA

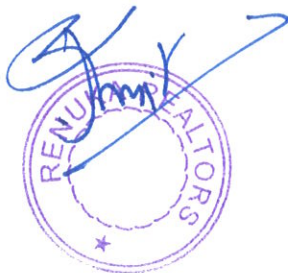
2024

3 JAN 2025

CU 588924



"The Stamp paper is an essential component of the Affidavit cum Declaration."



- 3 JAN 2025

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159862 दिनांक

मुद्रांक विक्री नोंद वही अनु. क्रमांक

दस्त नोंदणी करणार आहेत का होय/नाही

दस्तावा इकर

नोंदणी होणार असल्यास दुय्यम विबंधक कार्यालयाचे नाव

मोबदला रक्कम

मुद्रांक विकत घेणाऱ्याचे नाव

RENUKA REALTORS

Ruparel Iris, 1st Floor, Plot No. 273,

Near Big Bazar, Senapati Bapat Marg,

Matunga Road (W), Mumbai - 400 016.

दुस-या पक्षकाराचे नाव

हस्त असल्यास त्याचे नाव व

मुद्रांक शुल्क रक्कम 500/-

मुद्रांक विकत घेणाऱ्याची सही

मुद्रांक विक्रीचे ठिकाण / पत्ता:-

सेक्टर-३, नेरुळ, नवी मुंबई-४००७०६

परवाना क्र. २२/२००३ मदिन परवाना क्र. १२०१०४७

श्री. विनोद वि. शिंगाडे

मुद्रांक विक्रीच्याची सही

कारणासाठी मुद्रांक खरेदी कोत्यापासुन ६ महिन्यांचा आत वापरणे बंधनकारक आहे

Siddhesh Rayfe



FORM 'B'

DECLARATION, SUPPORTED BY AN AFFIDAVITE, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Renuka Realtors. Mr Amit Mahendra Ruparel Partner of the proposed project, vide:

I. Mr Amit Mahendra Ruparel Partner of the proposed project do hereby solemnly declare, undertake and state as under :

- a. That the promoter has a legal title report to the land on which the development of the project Ruparel Jewel is proposed and 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.

The project Development rights has charge of Vistra ITCL (India) Ltd Debenture Trustee including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

1. That the project land is free of all encumbrance.
2. That the time period within which the project shall be completed by me/promoter is 31st December, 2026.

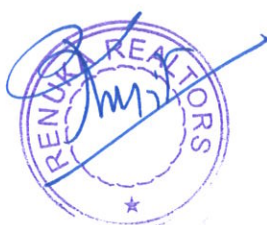
3. (a) for new projects:

That seventy percent of the amounts realised by 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 herein after 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.

- (ii) That entire of the amounts to 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.



4. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
5. That, The Promoter 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.
6. That, The Promoter shall take all the pending approvals on time from the competent authorities.
7. 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 the rule 3 of these rules, within seven days of the said changes occurring.
8. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



(Authorised signatory)

PARTNER
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 04th Day of January, 2025.

BEFORE ME

BHARATI RAVIKUMAR HIRE
ADVOCATE & NOTARY
GOVT. OF INDIA
Room No. 3, Shiv Krupa Chawl,
Opp. IIT Main Gate Powai,
Mumbai - 400 076.
REGN. NO. 16463

SEEN ORIGINAL
PAN / ADHAR / ELECTION
CARD / DRIVING LICENSE /
I CARD / PASSPORT / POA
Bearing No. AAJER1111
Dated 04 JAN 2025
For Verification [Signature]

NOTED & REGISTERED

Page No. / Sr. No. 83/5
Date 04 JAN 2025