



महाराष्ट्र MAHARASHTRA



YL 168158



**FORM 'B'**  
[See rule 3(6)]

**AFFIDAVIT CUM DECLARATION**

प्रधान मुद्रांक कार्यालय, मुंबई.  
प.मु.वि.क. ८०००००३  
२७ JUL 2021  
सक्षम अधिकारी  
श्री. डी.ट. गोप्ता

Affidavit cum Declaration of Mr. Mahesh Iyer, the Director of **RUNWAL DEVELOPERS PRIVATE LIMITED** having its Office at 5<sup>th</sup> Floor, Runwal & Omkar Esquare, Off. Eastern Express Highway, Opp. Sion Chunabhatti Signal, Sion (East), Mumbai 400 022, the Promoter of the proposed project known as "**CODENAME RARE By RUNWAL**", duly authorized by the Promoter of the Project vide their Board Resolution dated 22<sup>nd</sup> April 2017;

I, Mr. Mahesh Iyer, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

me



1. The Promoter is in process of developing a land admeasuring approximately 1959.58 sq. meters or thereabouts at Survey No.106-A, CTS No.195 (part) of Village Andheri, Taluka Andheri, Mumbai Suburban District, D. N. Nagar, Mumbai – 400 053 (“**the said Project Land**”). The present proposed project “**CODENAME RARE By RUNWAL**” is located on said Project Land.
2. That Promoter has a legal title Report to the said Land on which the development of the proposed Project is to be carried out.

And

A legally valid authentication of title of the said Land along with an authenticated copy of the agreements between such owner and Promoter for development of the real estate project is enclosed herewith.

3. The said Project Land is free from all encumbrances.
4. That the time period within which the said Project shall be completed by Promoter from the date of registration of project is **30<sup>th</sup> June 2026**.
5. For new projects.

That seventy percent of the amounts to be realized 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.

6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
7. 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 account 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the Promoter shall take all the pending approvals on time, from the competent authorities.

9. 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 seven days of the said changes occurring.

10. That the Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. 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.



*Mahesh*

Deponent



### Verification

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

Verified by me at Mumbai on this 22<sup>nd</sup> day of November, 2021.

*Mahesh*

Deponent



**BEFORE ME**  
*S. M. H. ZAIDI*  
 NOTARY  
 Government of India  
 Mumbai & Thane Dist.

23 NOV 2021



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