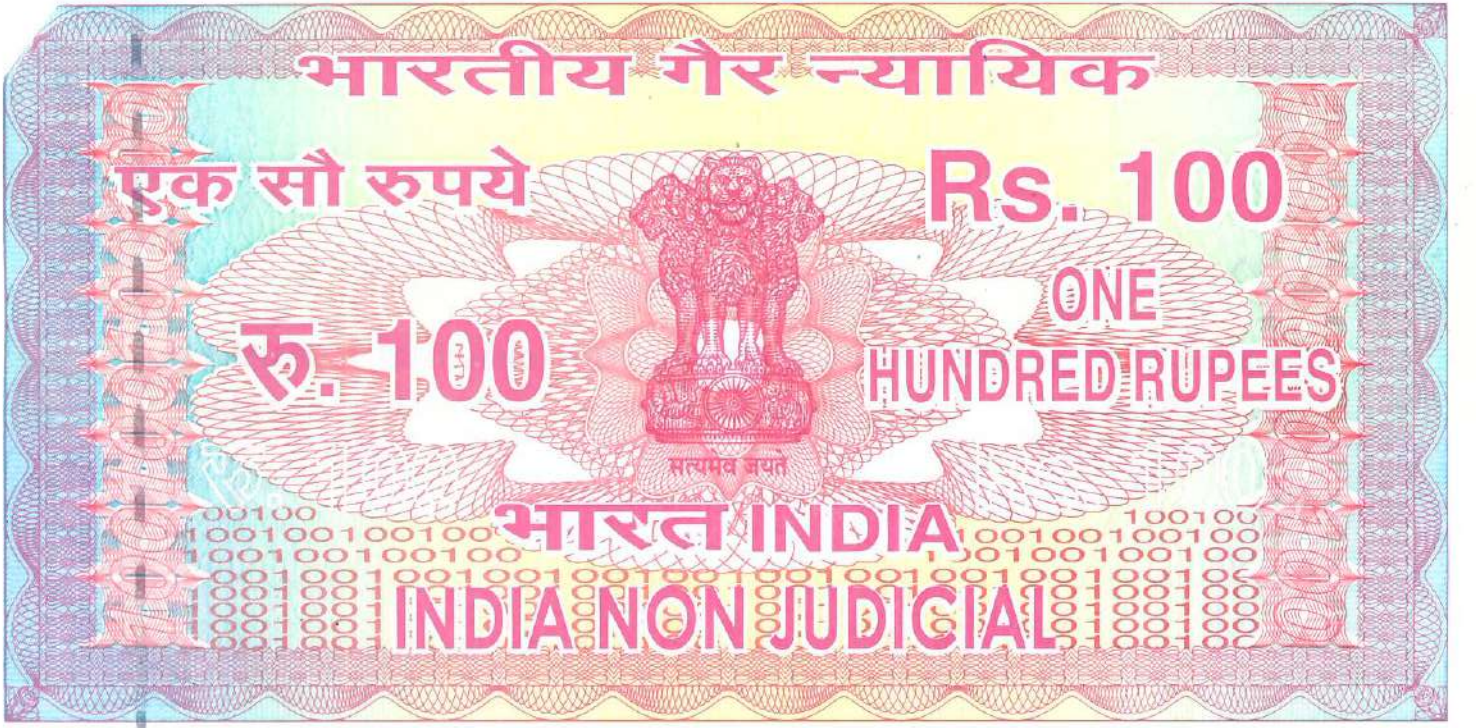




महाराष्ट्र MAHARASHTRA

2021

YY 236205

बंधपत्र/प्रतिज्ञापत्र/बैंक कामी

मुद्रांकाचा नापर **AFFIDAVIT**

जे. एच. गांधी ४८५, सेंटर स्ट्रीट, पुणे-१. E6 OCT 2021

र.नं. 16102 विस्तृत 10d ता.

नांव

पत्ता

हस्ते

ला.न. २२०११२७ स्टॅम्प केंद्र



129 SEP 2021

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

रादर स्टॅम्प पेपर वर लिख
अॅण्ड लायसन्स, करारनामा, MOU
भाडी खरेदी विक्री, सभेती पत्र केल्यास
हस्ते व्यक्ती अनावदार राहणार



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Kumar Construction and Properties Pvt. Ltd.

promoter of the proposed project

Kumar Pratham – D, E and G

Janu

FORM 'B'

Affidavit cum Declaration

We, M/s Kumar Construction and Properties Pvt Ltd, promoter of the proposed project Kumar Pratham -D, E and G, vide their authorization dated 07/10/2021, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title Report to the land on which the development of the project is proposed
2. That except for the Debenture Trust Deed dated 21/09/2018 and 31/01/2020 which is registered in the office of the Sub Registrar Haveli No. XI at respectively Sr. No. 13746/2018 and 2048/2020 are executed by us in favor of PIRAMAL TRUSTEESHIP SERVICES PVT. LTD. whereunder the land admeasuring 15584.64 sq. mtrs. out of the total area of the land bearing Gat No.97, totally admeasuring 8 Hectares and 94 Ares (including Pot Kharab Land admeasuring 15 Ares) lying, being and situated at Village – Borhadwadi (Moshi), Taluka - Haveli, District - Pune, within the limits of Pimpri Chinchwad Municipal Corporation is also agreed to be mortgaged/and creation of charge on the said land / receivables of the projectKumar Pratham being developed by us there are no other encumbrances/charges on the project land.
3. That the time period within which the project shall be completed by promoter from the date of registration of project is 3 years8Months (30Jun 2025)
4. (a) For new projects :
That seventy per cent of the amounts 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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.
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 seven 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 allottees at the time of allotment of any apartment, plot or building, as the case may be.

M/s Kumar Construction and Properties Pvt Ltd



Jain

Mr. Kewalkumar Jain
Deponent

Verification

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

Verified by us at **Pune** on this 7th day of **Oct 2021**.

M/s Kumar Construction and Properties Pvt Ltd

Jain

Mr. Kewalkumar Jain
Deponent



BEFORE ME

Sangita S. Dhangekar 07/10/2021
SANGITA S. DHANGEKAR (YERNALE)
NOTARY, GOVT. OF INDIA
PUNE

Noted And Registered

At. Sr. No. 394/2021

Date: 07/10/2021