

Towar



महाराष्ट्र MAHARASHTRA

2020

BB 174817

78463 दि. 5 MAR 2021 मु.श.संक्रम 500

दस्तावा प्रकार प्रातिज्ञापत्र

दस्त नोंदणी करणार आहेत का? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव कि. के. रिपासिदी मारुति

पत्ता वागेर फोड

दुसऱ्या पक्षकाशचे नांव

हस्ते ध्यक्तीचे नांव व पत्ता हर्षल जाताप फोड फोड

किरण देवराम लडकत

परवाना क्र. 2209924

जि.प. अंडर ग्राऊंड, मंगळधार पेठ, पुणे-११

ज्या कोषागाराची ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्याबाबत नम्रित्यात वापरणे बंधनकारक आहे.



Affidavit cum Declaration



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[Faint, mostly illegible text, possibly a legal document or affidavit, with some words like 'I', 'do', 'swear' visible.]



Affidavit cum Declaration

I Mr. Bharat D Agarwal, Age about 47 years, Hindu inhabitant of 1, Adams Court, Baner road, Baner, Pune-411045, the director of KEYWEST REALTY PRIVATE LIMITED (hereinafter referred to as the "Promoter") and the promoter of the ongoing real estate project -TOWER C out of the residential project "The Balmoral Riverside" (for short "TOWER C" and Residential Project) situated on all that plinth area admeasuring 703.19 square meters along with proposed basic F.S.I/Fungible/paid/TDR/FAR admeasuring 23865.60 sq. mtrs. (for short the "phase II land") carved out of the Project Land 2B admeasuring 18,926 sq. sc.mtrs carved out of land admeasuring 26186.02 sq. mtrs (for short the land) situated on all those pieces and parcels of the land or ground bearing Survey No. 13/3 to 19/Plot No. 2, situate, lying and being at Village Balewadi, Taluka Haveli, District Pune and within the Registration District of Pune and Sub-Registration District of Taluka Haveli and within the Pune Municipal Corporation do hereby solemnly declare, undertake and state as under

1. That Promoter has a legal Title to the LAND on which the development of the Project including project - TOWER C is ongoing;
2. That the LAND is free from all encumbrances other than mentioned below:
 - (a) Mortgage in favour of the KOTAK MAHINDRA INVESTMENTS LIMITED., Pune in respect of a charge for project finance to the tune of Rs. 87 Cr. (Rs. 75 Cr + Rs. 12 Cr) on the portion of the land;
 - (b) Mortgages created or that may be created by prospective purchasers/allottees upon their prospective Apartments/Units in the said Project;
3. The said "TOWER - C" shall be completed on or before 31st day of December 2026 from the date of registration of the said TOWER - C;
4. That 70 per cent of the amounts to be realized hereinafter by Promoter for the said real estate Project from the prospective Allottee/s, 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 said separate account shall be withdrawn in accordance with Rule 5;

6. That 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 Promoter shall take all the pending approvals or time, from the competent authorities;
8. That Promoter shall inform the Real Estate Regulatory 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 7 (seven) days of the said changes occurring;
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act;
10. That Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be;

Place : Pune

Date : March 25, 2021

Deponent

Mr. Bharat D Agarwal,

Director of

KEYWEST REALTY PRIVATE LIMITED

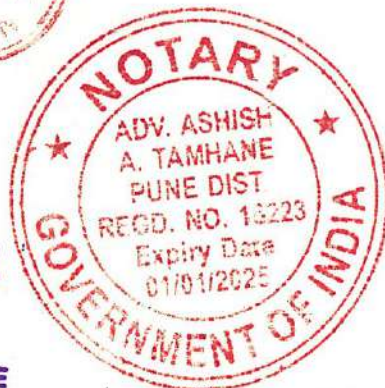
NOTED AND REGISTERED AT
ATSR NO. 0118/2021
DATE 25/03/2021



Mr. Ashish Arjun Tamhane
Advocate & Notary
Sr. No. 183, Harikurn Bangla,
Tamhane Complex, Baner, Taluka-Haveli
District-Pune-45.

BEFORE ME

ADV. ASHISH A. TAMHANE
NOTARY, GOVT. OF INDIA
PUNE
REGD. NO. 10223



VERIFICATION

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

Verified by me at on 25 this March of 2021.

Place: Pune

Date: 25 March of 2021

Deponents



Mr. Bharat D Agarwal,

Director of

KEYWEST REALTY PRIVATE LIMITED

