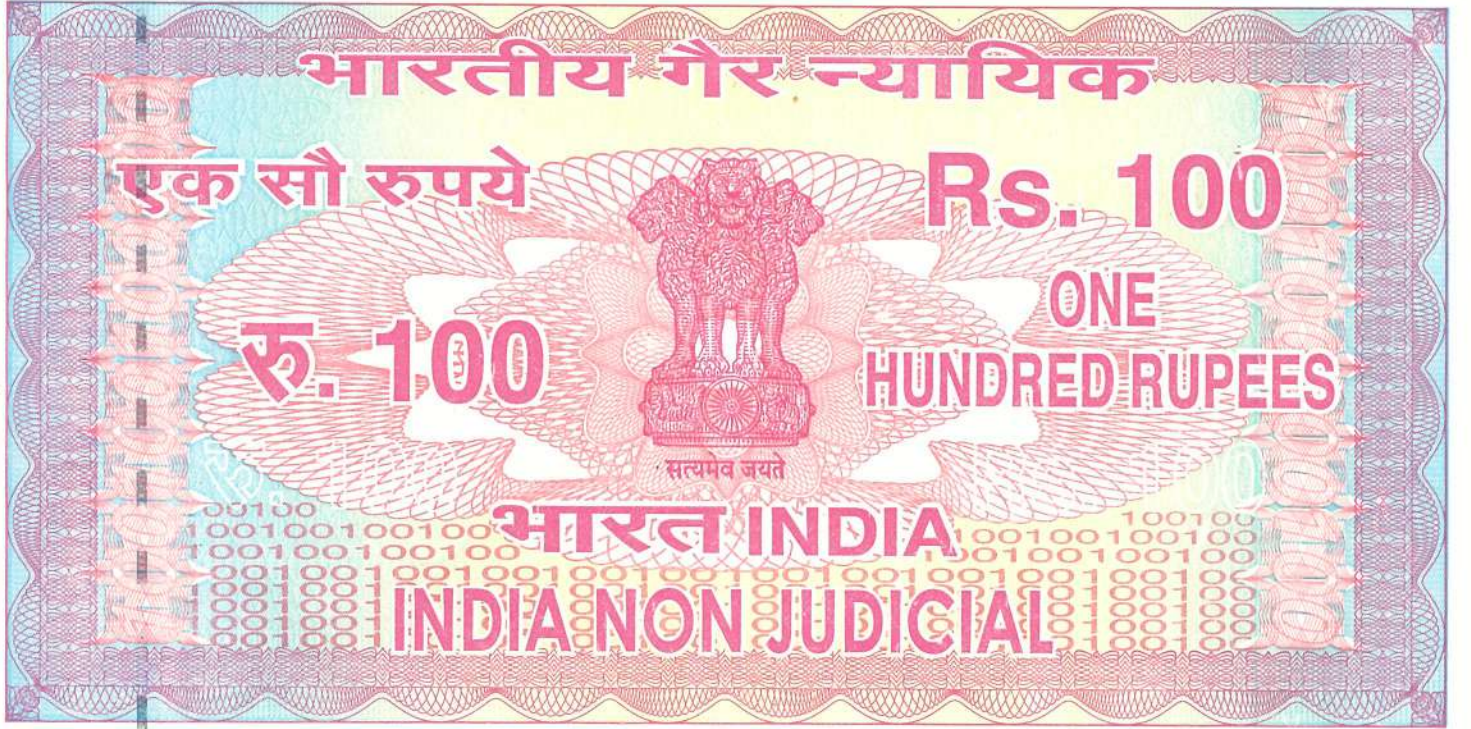




महाराष्ट्र MAHARASHTRA

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कागजात खरेदी करताना मुद्रांक खरेदी केला त्यांनी त्याच कागजातावर
मुद्रांक केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

अनु.क्र. १४६६९ दि. ५/०६/२०२२ मु.शु.रकम. १००२

दस्तावा प्रकार ऑफिसर व्हिड

दस्त नोंदणी करणार आहेत का? होय/नाही.

मिळकतीचे दर्शन

मुद्रांक विकत घेणाऱ्याचे नांव भरत देवकीमंदन अमवाल

29 JUN 2022

पत्ता बागेर पुणे-४५

दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता

शुभांगी सुहास बनकर

परवाना क्र. २२०१११७

मुद्रांक विकत घेणाऱ्याची सही १३४४ शिवाजीनगर, पुणे म न या समार.



Affidavit cum Declaration



Handwritten signature of the notary.



Affidavit cum Declaration

FORM-B

I Mr. Bharat D. Agarwal, Age about 49 years, Hindu inhabitant of 1, Adams Court, Baner road, Baner, Pune-411045, am designated partner of the KANIKA INFRACON LLP (hereinafter referred to as the "Promoter") and the promoter of the ongoing real estate project –The Balmoral Hillside – Tower - B, Phase - I out of the residential project "The Balmoral Hillside" (for short "The Balmoral Hillside – Tower - B, Phase - I" and Residential Project) situated on all that plinth area admeasuring 1252.2 square meters along with proposed basic F.S.I / Fungible / Paid / TDR / FAR admeasuring 39685.44 sq. mtrs. (for short the "Phase - I Land") carved out of the Project Land admeasuring 18282.00 sq. mtrs. carved out of total land admeasuring 20550.00 sq. mtrs (for short the land) situated on all those pieces and parcels of the land or ground bearing Survey No. 26/1/2, 27/5 and 27/6 situate, lying and being at Village Baner, Taluka: Haveli, District: Pune - 411045 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 – "The Balmoral Hillside – Tower - B, Phase - I" is ongoing;
2. That the LAND is free from all encumbrances other than mentioned below:
 - (a) Mortgages created or that may be created by prospective purchasers / allottees upon their prospective Apartments / Units in the said Project;
3. The said "The Balmoral Hillside – Tower – B, Phase - I" shall be completed on or before 31st day of December 2028 from the date of registration of the said "The Balmoral Hillside – Tower - B, Phase - I";
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;

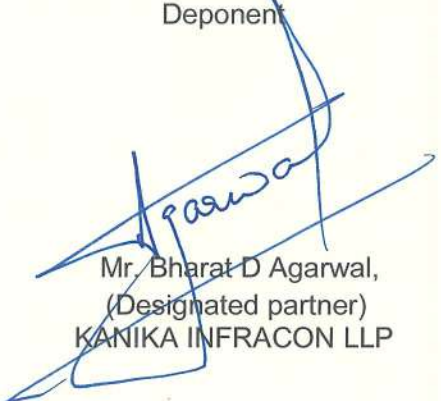
7. That Promoter shall take all the pending approvals on time, from the competent authorities;
8. That Promoter shall inform the Real Estate Regulatory Authority regarding all the changes, that have occurred in the information furnished under sub section (2) of section 4 of the Act and under Rule 3 of 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

Deponent

Date : ____ July of 2022

- 6 JUL 2022


Mr. Bharat D Agarwal,
(Designated partner)
KANIKA INFRACON LLP



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 _____ this July of 2022.

- 6 JUL 2022

Place: Pune

Date: _____ July of 2022

- 6 JUL 2022

Deponents

Mr. Bharat D Agarwal,
(Designated partner)
KANIKA INFRACON LLP

BEFORE ME

RAMESHKUMAR. B. NAGE
Notary Govt. of India

Noted and Registered
at Sr. No. **7329/11/2022**
Date: **- 6 - JUL - 2022 -**

