

महाराष्ट्र MAHARASHTRA

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ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

फक्त प्रातिज्ञापत्रासाठी
अनु.क्र. ६९९ दि. १९/४/२०२३ मु.शु.रकम. २००/-

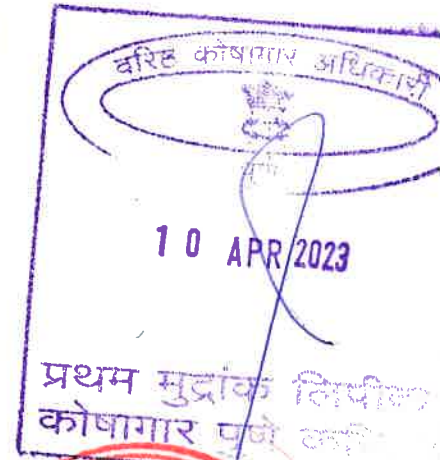
मुद्रांक विकत घेणाऱ्याचे नांव कोडले पायिल डेवळपसी लि मिरे

पत्ता २०७ सिटी वॉर्ड २ होळे पायिल रोड डण्डे

हस्ताचे नांव अजित शिर्भोर

सौ. विणा गोरख किरवे
परवाना क्र. २२०१०४९
वेताळनगर, कोथरुड, पुणे-३८.
शासकिय कार्यालयासमोर/न्यायालयासमोर प्रातिज्ञापत्र सादर करण्यासाठी
मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. १/७/२००४ नुसार)

AFFIDAVIT



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

Affidavit cum Declaration

Affidavit cum Declaration of **Kolte-Patil Developers Limited (CIN: L45200PN1991PLC12428)** ("**Promoter**"), a Company duly incorporated and registered under the Companies Act, 2013, having its registered office at 2nd Floor, City Point, Dhole Patil Road, Pune – 411001 duly authorized by the Promoter of the proposed-project namely "**24K Altura – Tower A and B**", lying and being at Survey No. 37/2/1 lying and situated at Village- Baner, Tal.- Haveli, Dist.- Pune - 411045 vide its board resolution dated 27 February 2023.

I, Vinayak Jogdeo, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Kolte-Patil Developers Limited has got valid and subsisting ownership and development rights from Ruby Associates. The title of the said land and valid ownership and development rights of the Promoter has been duly investigated under the Search and Title Report issued by M/s. UDK & Associates dated 19th April 2023.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between landowner and Promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances and litigations except as disclosed below:

The Promoter has issued debentures and in lieu thereof shall be creating charge on the proposed residential project land/area in due course of time.

3. That the time period within which the project shall be completed by Promoter from the date of registration of project: 31st March 2028.

4. (a) For new projects:

That seventy per cent of the amounts realised 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.

~~(b) For ongoing project on the date of commencement of the Act~~

~~(i) That seventy per cent of the amounts to be 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.~~

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 utilised 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 requisite approvals from time to 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 have 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 allottee at the time of allotment of any apartment or tower/building, as the case may be.

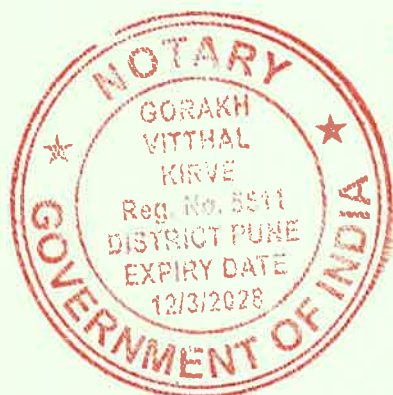
Deponent

Verification

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

Verified by me at Pune on this 21 day of April 2023.

Deponent



Noted & Registered
at Sr. No. B1961/2023

BEFORE ME

GORAKH V. KIRVE
NOTARY
GOVT OF INDIA
21 APR 2023

