महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ BT 062244

अनु.क्र. 30389 दि. 21 OCT 2022

मु.शु.रक्कम ५०० /-

दस्ताचा प्रकार प्रतिज्ञापत्र

दस्तऐवज करुन देणाऱ्याचे नांव व पत्ता कोणतेही पार्टीज इंडिया प्रा. लि.

तर्फे मालक/कर्ता/कार्यालय

दुसऱ्या पक्षकाराचे नांव

इतर लिहून घेणाऱ्याचे नांव व पत्ता सलीम रामजे

Ramade

मुद्रांक विक्रेत्याची सही

21 OCT 2022

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AFFIDAVIT CUM DECLARATION

NOTARY
RAMESH SHANKARRAO SHALEGAO
PUNE (MAHARASHTRA)
REGD. NO. 20178
EXP. DATE 07/03/2015
GOVERNMENT OF INDIA

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

Affidavit cum Declaration

Affidavit cum Declaration of **Kolte-Patil Integrated Townships Limited [Formerly known as Kolte-Patil I-Ven Townships (Pune) Limited] (CIN:U70102PN2005PLC140660) ("Promoter")**, a Company duly incorporated and registered under the Companies Act, 1956, having its registered office at S. No. 74, Marunji, Hinjewadi-Marunji-Kasarsai Road, Taluka Mulshi, Pune - 411057 duly authorized by the promoter of the proposed-project namely "**Life Republic Sector R13/13th Avenue-Aros/Phase - I**", lying and being at Village Jambhe, Nere and Marunji, Taluka – Mulshi, District – Pune vide its board resolution dated 10 August 2021.

I, Rajnish Kumar, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Mr. Rajesh Patil and others are the sole and absolute owners of the Larger Property and proposed project is the part of larger property. Kolte-Patil Integrated Townships Limited has got valid and subsisting development rights from the aforesaid owners to construct building/s thereon. The title of the said land and valid development rights of the promoter has been duly investigated under the Search and Title Report issued by M/s. UDK & Associates dated 21/09/2011 and supplementary Search and Title Report dated 09/10/2013, 28/12/2015, 23/02/2017,28/07/2017 & 08/06/2018 (Phase 1) and Search and Title Report dated 20/11/2013, 29/03/2014, 02/06/2014, 28/07/2017, 08/06/2018, 02/07/2019, 10/07/2020 & 20/10/2021.

   AND

   A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner 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 follows:

Litigations on the entire township larger land – "Life Republic"

Sr. No.	Court name	Case No.	Year	Survey Nos.	Present status
1	CJJD	SPL. CS No. 265/2013	2013	126/2 (Village Jambe)	Evidence
2	CJJD	RCS No. 1487/2005	2005	125/1 (Village Jambe)	Filing of Say by Plaintiff on Third Party Application
3	CJSD	SPL.C.S.2255/2009	2009	74/7 & 74/8 (Village Marunji)	Evidence
4	CJSD	SPL.C.S. 575/2015	2015	122, 121, 117 & 118/1 (Village Jambe)	Awaiting Summons

5	Supreme Court	S.L.P. (C). CC No. 9467/2017	2017	69 (Village Nere)	Appearance of newly added respondents
6	Supreme Court	S.L.P. (C). CC No. 9463/2017	2017	69 (Village Nere)	Appearance of newly added respondents
7	CJSD	421/2016	2016	26/2 and 26/4 (Village Nere)	Pending for Withdrawal
8	High Court	Writ Petition No.11697/2017	2017	26/2 (Village Nere)	Filing of Say
9	High Court	Writ Petition No.11701/2017	2017	26/6 (Village Nere)	Filing of Say
10	High Court	Writ Petition No.11702/2017	2017	26/4 (Village Nere)	Filing of Say
11	High Court	WPST 31252/2017	2017	126/2 & 126/2/1 (Village Jambhe)	Dismissed for non removal of office objections- Official order yet to be uploaded on High Court website
12	Civil Court	R.C.S. 1689/2021	2021	126/2 (Village Jambhe)	Issues
13	Civil Court	Civil M. A. 372/2022	2022	126/1 and 127/2 (Village Jambhe)	Filing of Say by Respondents

3. That the time period within which the project shall be completed by promoter from the date of registration of project: 31 December 2026.

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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule

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 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 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, plot or 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 21st day of October 2022

Deponent

BEFORE ME

RAMESH SHANKARRAO BHALERAO
NOTARY
GOVERNMENT OF INDIA

Noted & Registered
At Sr.No. 386/2022

21 OCT 2022