



महाराष्ट्र MAHARASHTRA

○ 2023 ○

BY 290762

- 6 JUN 2023

दस्तावेज दि. ०१.०६.२०२३ मु.श. रकम ५००.

दस्तावेज प्रकार कपडि वि

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव SANGIETAA LOKANDE

पत्ता G.A. BUDHAR, P. S. K. S. N. S.

दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता SANGIETAA LOKANDE

परवाना क्र. २२०११२४

मुद्रांक विकत घेणाऱ्याची सही मोबोल हॉटेल कम्युनिटी, बडगाव रोड, पुणे-१

कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक देणे केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे

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 Manor– Tower A"**, lying and being at Survey No. 14(parts) lying and situated at Village- Pimple Nilakh, Tal.- Haveli, Dist.- Pune vide its board resolution dated 27th 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 rights and development rights from **Harshwardhan Co-operative Housing Society Limited**. 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 **12/06/2023**.

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:

Court Name	Case Number	Case Type	Preventive/ Injunction/ Interim Order is passed?	Petition Name	Year	Present Status
District Court, Pune	M.C.A. 163/2019	Misc. Appeal	No	Appeal	2019	Order on early disposal of Appeal
CJJD, Akurdi Pune	R.C.S. 65/2021	Civil Suit	No	Suit	2021	Issues

The Promoter has created a charge in respect of rights of the Promoter in the **24K Manor** project land and charge on certain earmarked units/apartments in the proposed Residential Project consisting of Towers A, B and C to be constructed on the **24K Manor** project land and receivables therefrom in favour of **Catalyst Trusteeship Limited**.

3. That the time period within which the project shall be completed by Promoter from the date of registration of project: **30th June 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 12th day of June 2023.

Deponent



ATTESTED

**JAGANNATH G. GHUGE
NOTARY
GOVT. OF INDIA**

12 JUN 2023