



महाराष्ट्र MAHARASHTRA

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TB 427334

15 FEB 2018  
अनु.क्र. दि. मु.शु.रकम.  
...चा प्रकार...  
दस्त नोंदणी करणार आहेत का ? होय/नाही.  
मिळकतीचे दर्शन  
मुद्रांक विकत घेणाऱ्याचे नांव  
पत्ता  
दुसऱ्या पक्षकाराचे नांव  
हरले व्यक्तीचे नांव व पत्ता

SANGHETAA LOKANDE

परवाना क्र. २२०१५२४

मुद्रांक विकत घेणाऱ्याची राही मॅकेन्स प्रॉपर्टी कन्सल्टंट, बॅङ्गलोर रोड, पुणे-१

का कायद्यासाठी ज्यांनी मुद्रांक लावले तेना, त्यांनी त्याच कायद्यासाठी मुद्रांक

बरेच केल्यामुळे ६ महिन्यात पांशरे यांच्या कार्याला आले

FROM 'B'

[See Rule 3(6)]

Affidavit Cum Declaration

Affidavit Cum Declaration of KUL DEVELOPERS PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act,



1956, promoter of ongoing project i.e. KUL NATION for Construction of TOWER 5 situated on the Part of the Total land bearing Gat Nos. 162 (p), 163, 164, 166, 167 Demarcated by its boundaries (18°32'26.86"N and 73°58'59.77"E, 18°32'26.71"N and 73°59'0.47"E, 18°32'28.85"N and 73°59'0.76"E, 18°32'28.94"N and 73°59'0.04"E of the end points) Parking slab to the North, tower 4 beyond Parking slab to the South, Parking slab and Tower 6 beyond to the East, side margin to the West of Division Pune village Manjari Khurd, Taluka Haveli, District Pune PIN 411021 through its Authorized signatory Mr. Abhishek Chandrashekhar Joshi Age - Adult, vide its/his/their authorization dated February 9, 2018.

I, Mr. Abhishek Chandrashekhar Joshi Authorized signatory of Kul Developers Private Limited, promoter of the ongoing project, do hereby solemnly declare, undertake and state as under :

- 1) That the promoter has a legal title Report to the land on which the development of the project is ongoing.

AND

~~a legally valid authentication of title of such land along with a authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.~~

- 2) That the details of the encumbrances and details of litigation are disclosed in attached Title report.

- 3) That the time period within which the project shall be completed by the promoter from the date of registration of project is 19/7/2021.

- 4) a) For new project:

~~That seventy per cent of the amount realized by the 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 schedule 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 the commencement of the Act-

i) That the seventy percent of the amounts to be realized hereinafter by the 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 the construction and the land cost and shall be used only for that purpose.

OR

ii) That entire of the amount to be realized hereinafter by the 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 the construction and the land cost and shall be used only for that purpose, since the estimated receivables of the project is less than the estimated cost of the completion of the project.

5) That the amount 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 utilized 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 has 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 of the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Authorized signatory

Kul Developers Private Limited

Verification

That 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 15/02/2018

Deponent

Authorized signatory

Kul Developers Private Limited

**N. M. DANSARE**  
Advocate, Notary  
G. S. India  
Ram Society, 19/454  
Yerwada, Pune-6

