



महाराष्ट्र MAHARASHTRA

2017

SA 413286



15-7-17

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

Affidavit cum Declaration

We, (1) Anupam Verma, (2) Vishal Kokadwar, both adults, Indian Inhabitants, having address at Kapstone Constructions Pvt. Ltd., 702, "Natraj", M. V. Road Junction, Western Express Highway, Andheri (East), Mumbai - 400069, duly authorized by **Kapstone Constructions Pvt. Ltd.**, hereinafter referred to as the "Promoter" of the proposed project vide authorization dated 13th July, 2017, do hereby solemnly declare, undertake and state as under:

V.

20 JUL 2017

॥ श्री ॥

जे.एस. - 1/Annexure - 1

फक्त प्रमाणपत्रासाठी/Only For Affidavit.

20 JUL 2017

१) मुद्रांक दिवशी संपादित क्रमांक/दिनांक
(Serial No./Date)

51398

२) मुद्रांक दिवशी देणान्यास नांव, निवासस्थान व सही
(Stamp Purchaser's Name, Place of residence & Signature)

KAPSTONE CONSTRUCTION PVT. LTD.
Mumbai-Nashik Bypass Highway,
Thane (W).

३) देणान्यासक सही व निवासस्थान सही

देणान्यासक सही - 1201918

निवासस्थान सही - 1201918

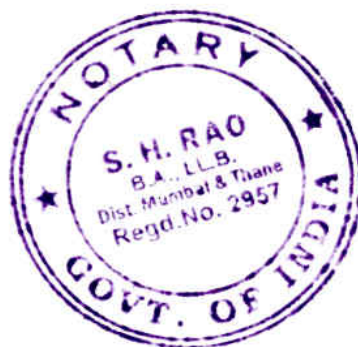
वै. मू. सं. पत्ता - पुणे जिल्हा अंतर्गत जयसूर पंचायत,

मुद्रांक दिवशी, दिनांक, वर्ष (१०) - 400 601.

M. G. Giri

प्राप्तकीस कायदाप्रमाणित करण्यात येणारे कोणतेही कायदा प्रमाणित मुद्रांक
कायदाप्रमाणित नाही (आयुक्त सचिव दिनांक 01/07/2004 इतर)

या कायदाप्रमाणित मुद्रांक खरेदी करणारी व्यक्ती या कायदाप्रमाणित मुद्रांक खरेदी
करण्यासाठी कोणतेही कायदा प्रमाणित मुद्रांक खरेदी करणारी व्यक्ती



1. That the Promoter, i.e. Kapstone Constructions Pvt. Ltd.. has a legal Title Report to the land lying and situate at on the Residential Sub Plot – 6B known as Azziano Ph-II, situated on plot bearing Survey No. 49/1. 49/2, 49/3, Survey No. 50/1(pt), 50/2, 50/3 Survey No. 51/1, 51/2, 51/3, 51/4(pt), 51/5(pt) Survey No. 53/2/3 and Survey No. 383(pt) of Village Majiwade, Taluka & District – Thane, Pin 400 602 (“the said Land”) on which the development of the project **Rustomjee Azziano Wing “J”** (“the Real Estate Project”) is proposed.

AND

a legally valid authentication of title of the said Land is provided / uploaded by the Promoter with ‘Form A – Application for Registration of Project’ with the Maharashtra Real Estate Regulatory Authority (“Authority”).

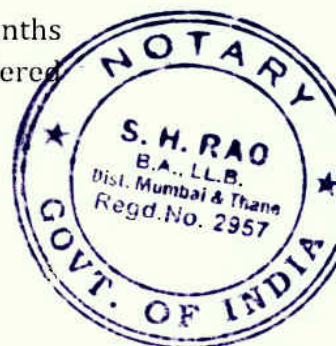
2. That the details of encumbrances and litigation with respect to the said Land are provided/uploaded by the Promoter with ‘Form A – Application for Registration of Project’ with the Authority.

3. That the time period within which the Real Estate Project shall be completed by the Promoter from the date of registration of the Real Estate Project is 20 months.

For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised 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 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 the Real Estate Project have been utilised for the Real Estate Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Real Estate 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 the 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 at the time of allotment of any apartment, plot or building, as the case may be.

For Kapstone Constructions Pvt. Ltd..



A handwritten signature in blue ink, appearing to read 'Anupam Verma'.

Anupam Verma

A handwritten signature in blue ink, appearing to read 'Vishal Kokadwar'.

Vishal Kokadwar
(Authorised Signatories)
Deponent



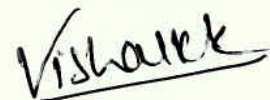
Verification

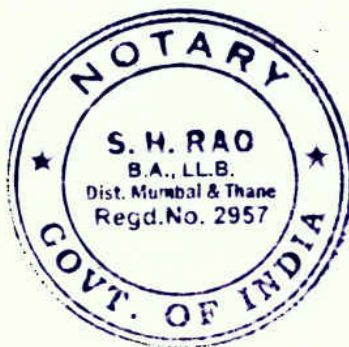
The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at on this 21 day of July 2017.

For Kapstone Constructions Pvt. Ltd..


Anupam Verma


Vishal Kokadwar
(Authorised Signatories)
Deponent



BEFORE ME


Mrs. Surinder H. Rao
Advocate & Notary (Govt. of India)
Sai Complex, 2nd Floor, Flat No. 4,
Opp. Surya Rice & Poha Mill,
Above K.G. Wanage Masala Factory,
Mahagiri, Thane (W) - 400 601.



21 JUL 2017

