

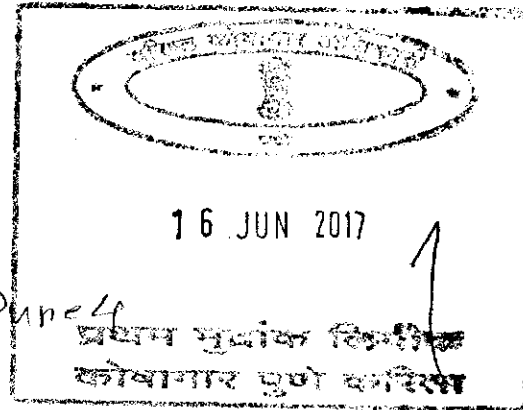


महाराष्ट्र MAHARASHTRA

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AB 974516

अनु क्र. 96449 19 JUN 2017 मु. शु. रकम. 500/-
 वि. De la...
 दस्तावेज प्रकार...
 दस्त नोंदणी करणार आहेत का? होय / नाही.
 मिल्कतीचे वर्णन...
 मुद्रांक विकत घेणाऱ्याचे नांव... Jai Kul Associates
 पत्ता Ganeshkhind Rd... Pune 411016
 दुसऱ्या पक्षाचा नांव... Rexx
 हस्ते व्यक्तीचे नांव... Sanjesh Nalawade
 कामे Rd Pune 4



मुद्रांक विकत घेणाऱ्याचे नांव... Jai Kul Associates
 ज्या कारणासाठी त्यांनी मुद्रांक घेतला आहे त्याच कारणासाठी
 मुद्रांक खर्ची केल्यापासून १ महिन्यात कायदे बंधनकार आहे.

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

AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of JAI-KUL ASSOCIATES having registered address at 5th Floor, Pride House, 108/7, Ganeshkhind Road, Shivaji Nagar, Pune 411016 through (1) PRIDE BUILDERS LLP authorized person MR GAUTAM SUGYANCHAND BHARILL and (2) MR. VIKAS KASHINATH KULKARNI and MR. SANDEEP TRYAMBAK KULKARNI through POA Holder TRYAMBAK PANDURANG KULKARNI through POA



Holder **MR. KASHINATH PANDURANG KULKARNI**, the Promoters of the ongoing project viz. '**KINGSBURY building no. C, D & E only**', situated at Southern portion of Plot named Sector 2 out of Sanctioned layout of S. No. 129/2 (part), 135/1, 138 and 139, Mauje Charholi, Pune.

We, Mr. Gautam Sugyanchand Bharill, authorized person of, Pride Builders LLP and Mr. Vikas Kashinath Kulkarni and Mr. Sandeep Tryambak Kulkarni through POA Holder Tryambak Pandurang Kulkarni through POA Holder Mr. Kashinath Pandurang Kulkarni, promoters of the ongoing project stated above do hereby solemnly declare, undertake and state as under:

1. That we have a legal title Report to the land on which the development of the project is ongoing.
2. That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land are as under:..

a. Details of Litigations –

Sr. no.	Name of the Court	Type of Case	Case No.	Role of the Promoter	Litigation for	Preventive Order if any	Present Status
1	Civil Judge Junior Division, Pimpri	Regular Civil Suit	29/2009	Defendant	Declaration & Permanent injunction	No preventive order against the promoter	The appeal has been filed by Plaintiff against the Order of Court rejecting Ad-interim Application
2	District Court, Pune	Civil Miscellaneous Appeal	127/2017	Respondent	Appeal against the Order dated 01.03.2017 in RCS 29/2009	No preventive order against the promoter	For the appearance of the promoter
3	District Court, Pune	Civil Misc. Application	862/2016	Respondent	Application for readmission of Civil Misc. appeal No. 96/2012	No preventive order against the promoter	
4	Bombay High Court	Second Appeal	225/2009	Respondent	Appeal against Order dated 25.02.2009 by District Court in First	No preventive order against the promoter	Pending before Bombay High Court



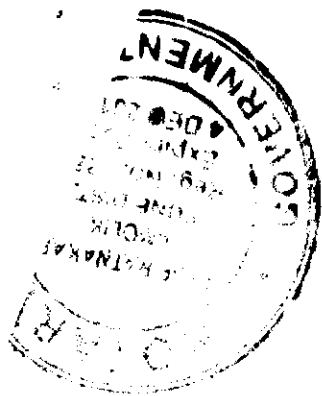
Appeal No.
515/2007

3. That the time period within which the project shall be completed by me/ promoter is 31/12/2021.
4. That Seventy per cent of the amounts to be realized hereinafter by us 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 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 we shall take all the pending approvals on time, from the competent authorities.
8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

(1)

(2)

KP Kulkarni
Deponents



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 Pune on this 19th day of July, 2017.

(1) *[Signature]*

(2)

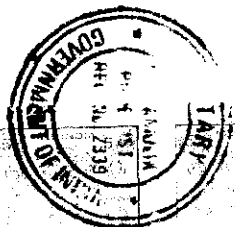


BEFORE ME

Deponents

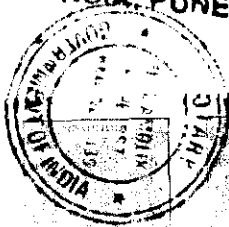
[Signature]
D. R. AMOLIK
B.A. (Hons.) B.Com. LL.M.
ADVOCATE & NOTARY
GOVT OF INDIA, PUNE

19 JUL 2017

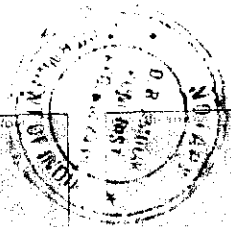


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