



महाराष्ट्र, MAHARASHTRA

● 2017 ●

SG 688790

फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद-४)
(सदर मुद्रांक लिहू लायसेन्ससाठी नाही.)

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे:-

प्रतिज्ञापत्रासाठीचे कारण :-

मुद्रांक, दिनांक :-

व रजिस्ट्रार :-

मुद्रांक :-

हस्त :-

परवानाधारक, मुद्रांक :-

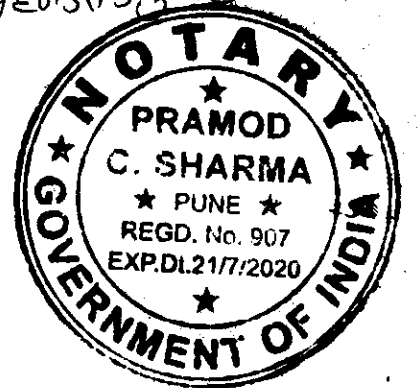
सदर मुद्रांक विक्री ठिकाण/पत्ता :-

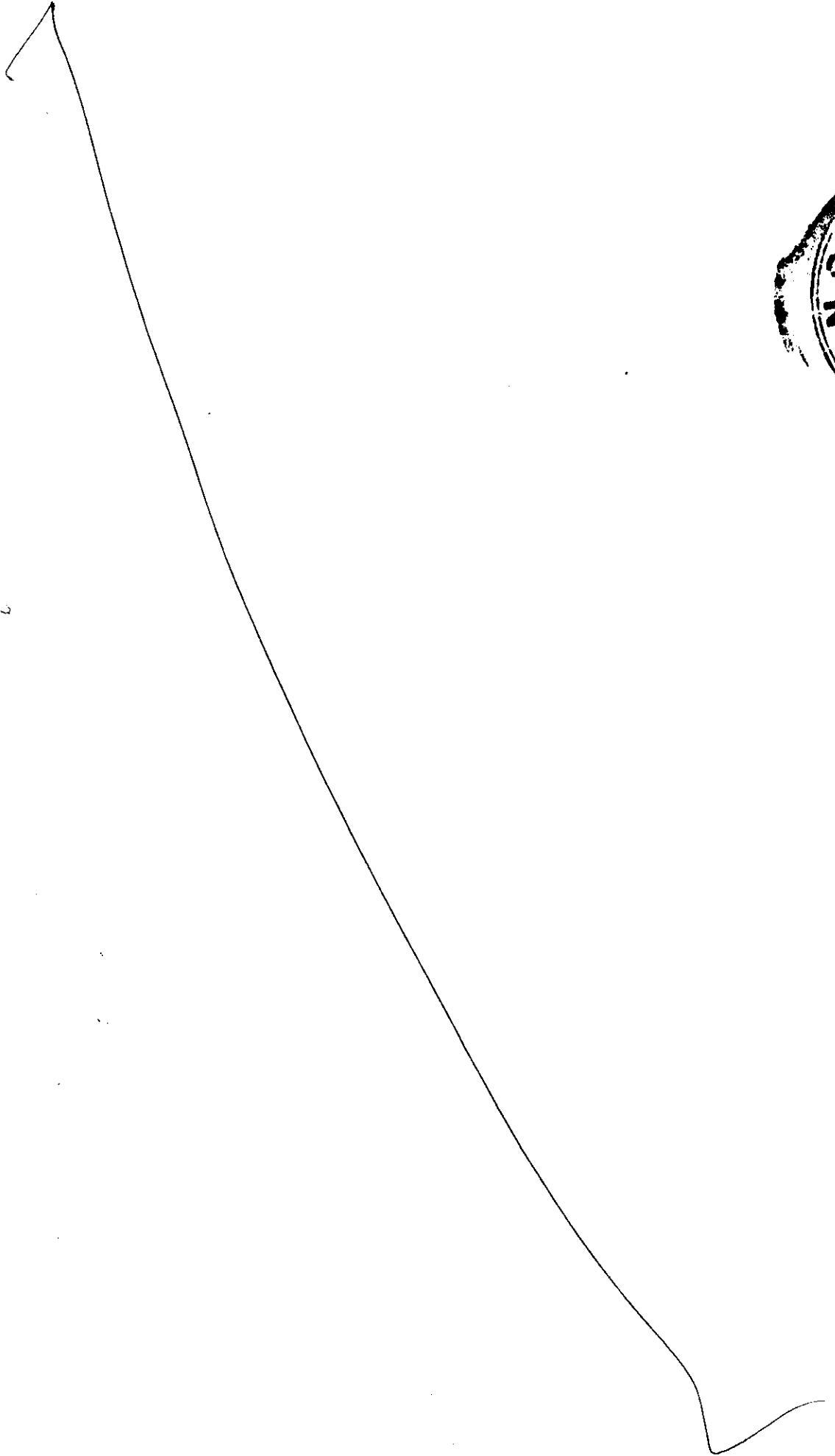
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्या पासून ६ महिन्यात आपरणे बंधनकारक आहे.

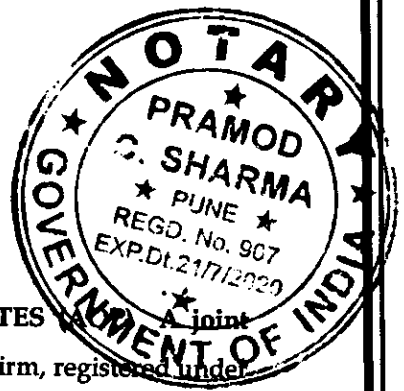
FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration







Affidavit cum Declaration of M/s. KUNAL SULAKSHAN ASSOCIATES a joint Venture through its Constituent KUNAL DEVELOPERS a Partnership Firm, registered under The Indian Partnership Act, 1932, having its office at-"Kunal House", Opp. Kamala Nehru Park, Off Bhandarkar Road, Shivajinagar, Pune-411 005, the Promoter of the ongoing project namely "KUNAL ICONIA", situate at S. No. 10/1A, village Mamurdi, Taluka - Haveli, District Pune Maharashtra through its one of the authorized Partner MR. HEMENDRA DAHYABHAI SHAH age- 58 years, occupation: - Business, Residing at: 18, Amar Society, Erandwana, Pune-411004.

I, MR. HEMENDRA DAHYABHAI SHAH the Promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

1. That we the Promoter have/has a legal title report to the land on which the development ongoing project is to be carried out

AND

A legal valid authentication of the 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.

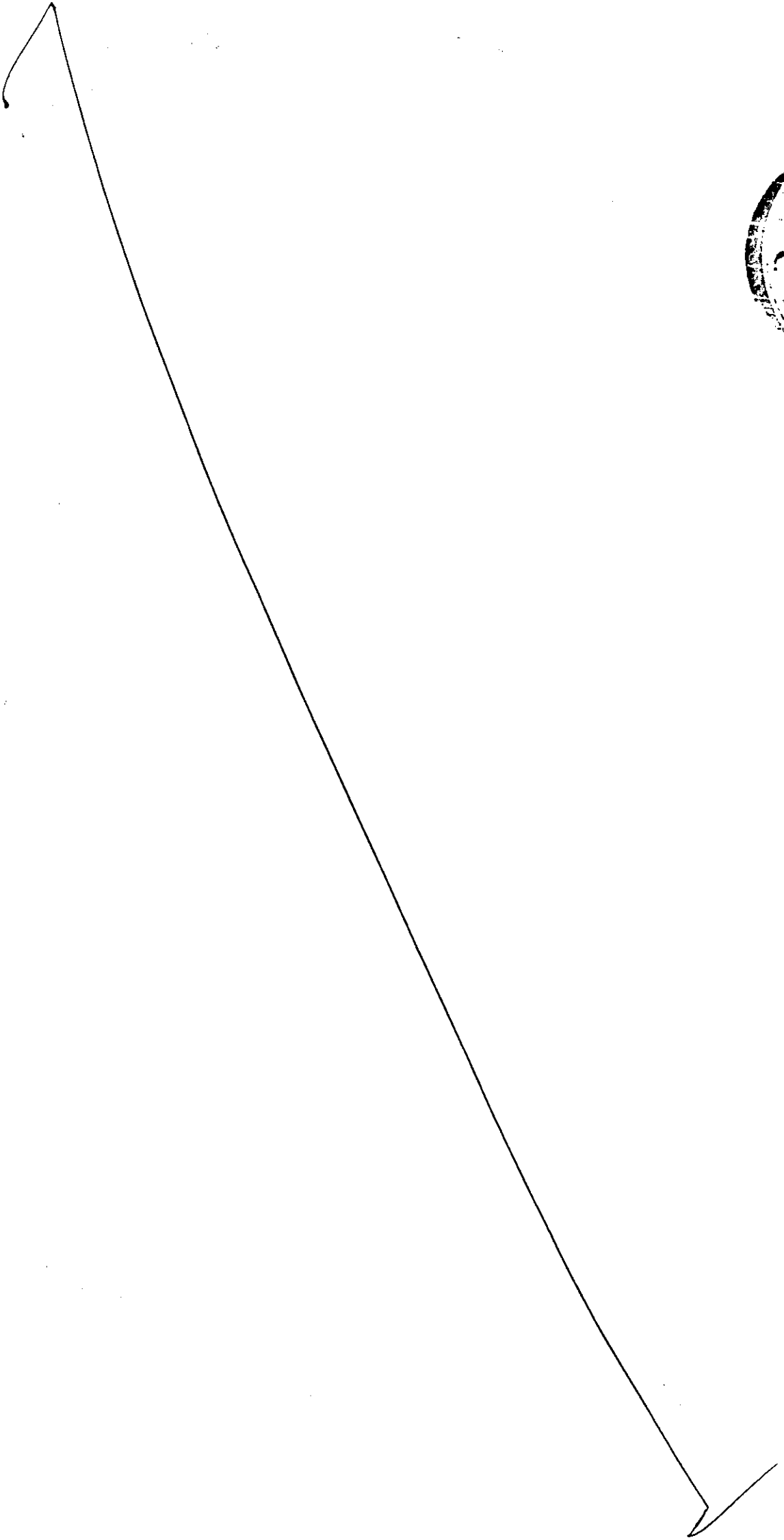
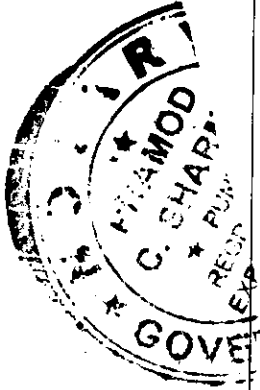
2. In pursuance of the Mortgage Deed dated 22/06/2017 which is registered in the office of sub-registrar Haveli No. 1 Pune at serial No. 5491/2017 on 13/07/2017 respectively, the promoter has availed the project loan from the Housing Development Finance Corporation Limited, Shivajinagar Branch Pune by providing the land as security.
3. That the time period within which the ongoing project (Kunal Iconia Phase-II 'C' Wing) shall be completed by Promoter from the date of registration of the Project: shall be on or before 30 June 2018
4. For ongoing project on the date of commencement of the Act

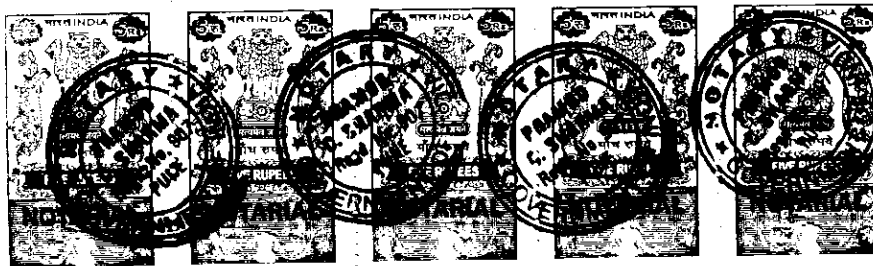
I. The seventy percent of the amounts to be realized hereinafter by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account, to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

II. The entire 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 construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of the completion of the project.

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 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 7 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.



DEPONENT
M/s. KUNAL SULAKSHAN ASSOCIATES (AOP)
A JOINT VENTURE
THROUGH ITS CONSTITUENT
KUNAL DEVELOPERS
THROUGH ITS PARTNER
MR. HEMENDRA DAHYABHAI SHAH

Verification

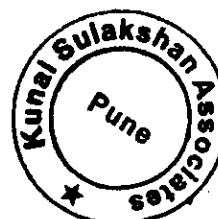
The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from

Verified by us at pune on this 24th day of July, 2017.

BEFORE ME

PRAMOD C. SHARMA
NOTARY GOVERNMENT OF INDIA
PUNE

Noted and Registered
At Sr No. 594/12
Date 24 JUL 2017



DEPONENT
M/s. KUNAL SULAKSHAN ASSOCIATES (AOP)
A JOINT VENTURE
THROUGH ITS CONSTITUENT
KUNAL DEVELOPERS
THROUGH ITS PARTNER
MR. HEMENDRA DAHYABHAI SHAH

AMERICAN



BEFORE ME

BRAND C. SHAW

THE GOVERNMENT OF

THE STATE OF

NEW YORK

IN SENATE

January 1, 1901