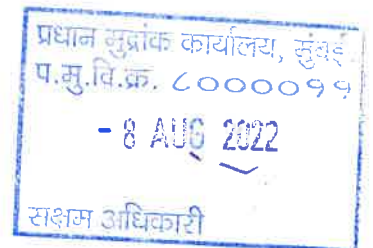
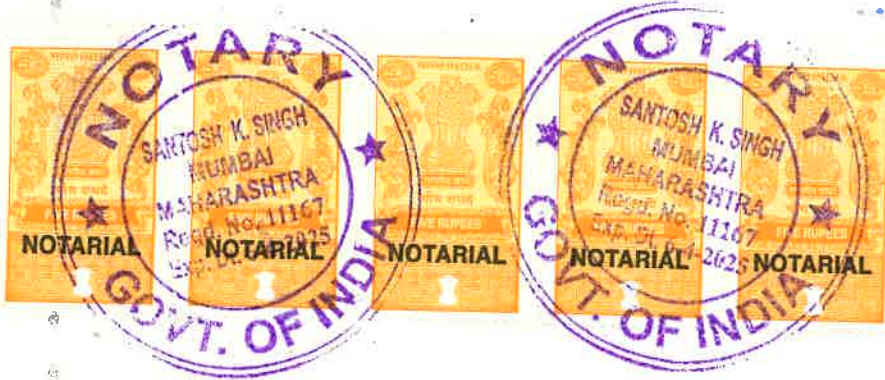




महाराष्ट्र MAHARASHTRA

२०२२

BR 926393



श्री. दि. क. गणेश

This stamp paper forms an integral part of the declaration executed by Kolte Patil Developers Limited on 25<sup>th</sup> August, 2022.

**जोडपत्र-२ / Annexure - II**

18 AUG 2022

# DECLARATION

**KOLTE PATIL DEVELOPERS LTD.**  
1101, 11th Floor, The Capital,  
Plot No. C70, G- Block,  
Bandra Kurla Complex,  
Bandra (East), Mumbai- 400051.

1101, 11th Floor, The Capital,  
Plot No. C70, G-Block

Plot No. C70, G-Block,  
Bandra Kurla Complex

Bandra Kurla Complex,  
Bandra (East), Mumbai- 400051.

RERA

वर्ग क्रमांक RE  
(F) Bangele

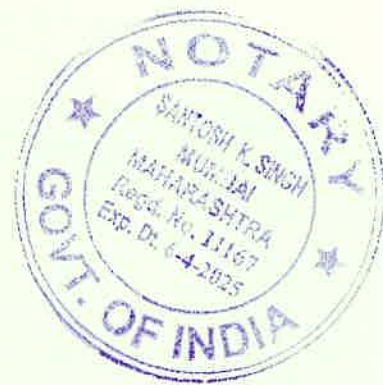
मुद्रांक विकार ठिकाण : पत्ता : श्री. काचन हर्षद बोंगाळे

भाईबाबा मंदिराजवळ, खेरनगर,

18 AUG 2022 कारणेसाठी ज्यांनी मुद्रांक शुल्क खरेदी केला त्यांनी त्याच

गास खरेदी केल्यापासून ६ महिन्यात वाजगो मंथनकारक आहे

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84



**FORM 'B'**

**[See rule 3(6)]**



Affidavit cum Declaration of **Mr. Niren Chaudhary**, authorised representative of **Kolte-Patil Developers Limited** a public limited company incorporated and registered under CIN: L45200PN1991PLC129428 the provision of the Companies Act, 1956 and having its Registered Office at 2<sup>nd</sup> Floor, City Point, Dhole Patil Road, Pune – 411 001 and its Corporate Office at B-1101, 11<sup>th</sup> Floor, The Capital, Plot No. C70, G-Block, Bandra-Kurla Complex, Bandra East, Mumbai – 400 051 hereinafter referred to as the (“**the Promoter**”) duly authorised by the Promoter of the proposed project “**K52**”, redevelopment of Sukh Niwas Co-operative Housing Society Limited vide Board Resolution dated 25<sup>th</sup> August, 2022;

I, Mr. Niren Chaudhary, authorised representative of the Promoter of the proposed project/ duly authorised by the Promoter of the proposed project “**K52**” do hereby solemnly declare, undertaking and state as under:

1. That Sukh Niwas Co-operative Housing Society Limited is the owner of the land and they have/has a legal title Report to the land on which the development of the proposed project is to be carried out

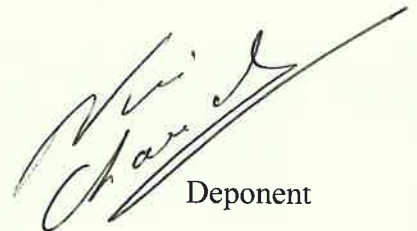
AND

A legally 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. The project land is free from all encumbrances and litigations.
3. That the time period within which the project shall be completed by the Promoter from the date of registration of project is 31<sup>st</sup> December, 2025.
4. That seventy per cent of the amounts realised by me/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 of the Real Estate (Regulation and Development) Act, 2016 ("Act").
6. That the Promoters 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 from 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 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 changer 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

**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 Mumbai on this 25<sup>th</sup> day of August, 2022.



  
Deponent

**BEFORE ME**

  
**SANTOSH K. SINGH**  
**NOTARY**  
**MAHARASHTRA**  
**( Govt. of India )**

**25 AUG 2022**



**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS  
OF KOLTE-PATIL DEVELOPERS LIMITED ON THURSDAY, 25 AUGUST 2022 BY WAY OF  
CIRCULATION**

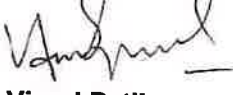
**"RESOLVED THAT the proposed project – K52 a redevelopment project of Sukh Niwas CHSL** of the Company (herein after referred to as Project) be and is hereby registered with Maharashtra Real Estate Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016 read with Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017.

**FURTHER RESOLVED THAT** Mr. Niren Chaudhary – Project Director (Mumbai) of the Company be and is hereby appointed as Authorized Person for the project and authorized to do the following acts for and on behalf of the Company:-

1. To register the project with the Authorities;
2. To sign and execute the Affidavit cum Declaration;
3. To authenticate the various documents from time to time;
4. To upload the quarterly/annually information with the Authorities or such other information as be required;
5. To do all such acts, deeds, things as may be necessary

**FURTHER RESOLVED THAT** pursuant to the Section 69 of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder, Mr. Niren Chaudhary Project Director (Mumbai) of the Company be and is hereby appointed as Officers in charge for the development of the project and be responsible for the conduct of the business of the Project of the Company and shall be deemed to be guilty of the offence, if happened."

**For Kolte-Patil Developers Limited**

  
**Vinod Patil**  
Company Secretary  
Membership No. A13258



**KOLTE-PATIL DEVELOPERS LTD.**

CIN : L45200PN1991PLC129428

Pune Regd. Office.: 2nd Floor, City Point, Dhule Patil Road, Pune 411001. Maharashtra, India. Tel.: +91 20 6622 6500 Fax : +91 20 6622 6511  
Bangalore Office : 121, The Estate Building, 10th floor, Dickenson Road, Bangalore 560042. India. Tel.: 080 - 4662 4444 / 2224 3135 / 2224 2803  
Web : www.koltepatil.com