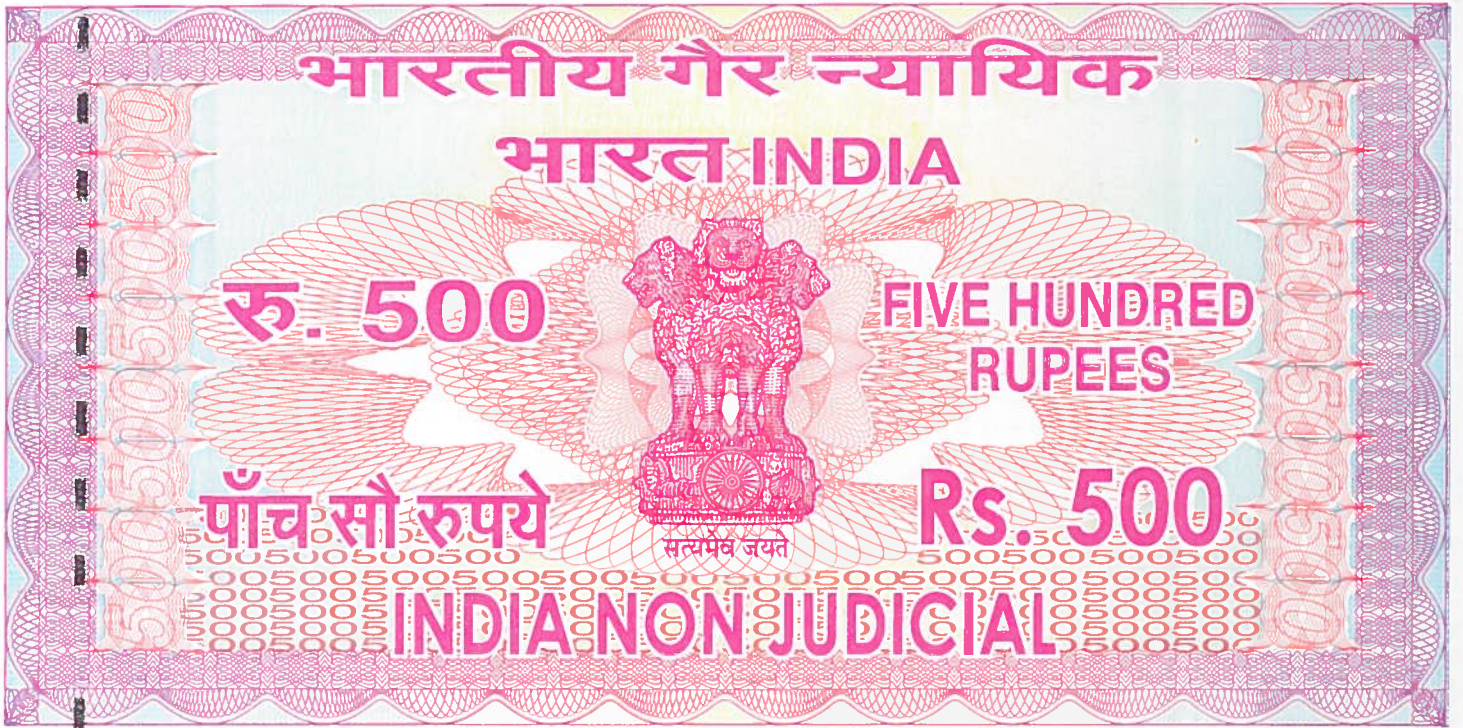




महाराष्ट्र MAHARASHTRA

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AC 381154

दस्तावा प्रकार *अपुनरी*
दस्त नोंदणी करणार आहेत का?
नोंदणी होणार असल्यास दु निबंधक कार्यालयाचे नाव
मिल्लकतीचे वर्णन.....
मोबदस्त रक्कम
मुद्रांक विकत घेणाराचे नाव व पत्ता *कसुरी . डेवरापूर*
दुमया पत्ता *ठाणे*
हस्त दस्त *अभिजीत धुमा*
मुद्रांक शुल्क *१०५९*
मुद्रांक विकत घेणाराचे नाव *६१७१२०१७*
मुद्रांक विकत घेणाराचा सही.....
परवानाधारक/मुद्रांक विक्रेत्याची सही.....
श्री रामकुमार धैर्याराम आगरवाल
परवाना क्र. २०११००
अंध रोड, खडकी, पुणे २०



F 3 JUL 2017



Form "B"

Affidavit cum Declaration

We, (i) **Mr. Bharat Dewkinandan Agarwal**, Age about 43 years, Hindu inhabitant of B-303, Mantri Lawns, Anand Park, Aundh, Pune 411 007, (ii) **Mr. Dilip Madanlal Agarwal**, Age about 63 years, Hindu inhabitant of B-1, Castle Royale, Bhosle Nagar Extension, Near Range Hills, Dapodi, Pune 411 020, (iii) **Mr. Premnath Madanlal Agarwal**, Age about 58 years, Hindu inhabitant of 109/12, Erandawane, Pune 411 004 and (iv) **Mr. Santosh Ashok Agarwal**, Age about 34 years, Hindu inhabitant of 109/12, Erandawane, Pune 411 004, the partners of **M/s. Kasturi Developers** (hereinafter referred to as the “Promoter”) and the promoter of the ongoing Project Epitome, Phase – I (for short the said “Project”) situated on all those pieces and parcels of the land bearing Survey No. 129/B/1 and 129/B/2 of Village Wakad, Taluka Mulshi and District Pune (for short the “Land”), do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal Title to the land on which the development of the Project is ongoing;
2. That the land is free from all encumbrances other than mentioned below:
 - (a) Mortgage in favour of the HDFC Ltd., Pune in respect of a charge for project finance to the tune of Rs. 25 Cr. on the said project land;
 - (b) Mortgages created by prospective purchasers/allottees upon their prospective Apartments/Units in the said Project;
3. The said Project shall be completed on or before 31st day of December 2020 from the date of registration of the said Project;
4. That 70 *per cent* of the amounts to be realized hereinafter by Promoter for the said real estate Project from the prospective Allottee/s, 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 said separate account shall be withdrawn in accordance with Rule 5;
6. That 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 Promoter shall take all the pending approvals on time, from the competent authorities;
8. That Promoter shall inform the Real Estate Regulatory 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 (seven) days of the said changes occurring;



9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act;
10. That Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be;

Place : Pune

Date : July 14, 2017

Deponents

(i) Mr. Bharat Dewkinandan Agarwal

ii) Mr. Dilip Madanlal Agarwal,

(iii) Mr. Premnath Madanlal Agarwal,

(iv) Mr. Santosh Ashok Agarwal,

Partners of M/s. Kasturi Developers



VERIFICATION

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

Verified by me at on 14th this July of 2017.

Place : Pune

Date : July 14, 2017

Deponents

(i) Mr. Bharat Dewkmandan Agarwal

ii) Mr. Dilip Madanlal Agarwal,

(iii) Mr. Premnath Madanlal Agarwal,

(v) Mr. Santosh Ashok Agarwal,

Partners of M/s. Kasturi Developers.



Agarwal

Agarwal

15 JUL 2017

BEFORE ME
P
PRAKASH H. PARDESHI
NOTARY, GOVT OF INDIA
PUNE DISTRICT

NOTARY ANL REGISTERED AT
SERIAL NO. 722/2017

