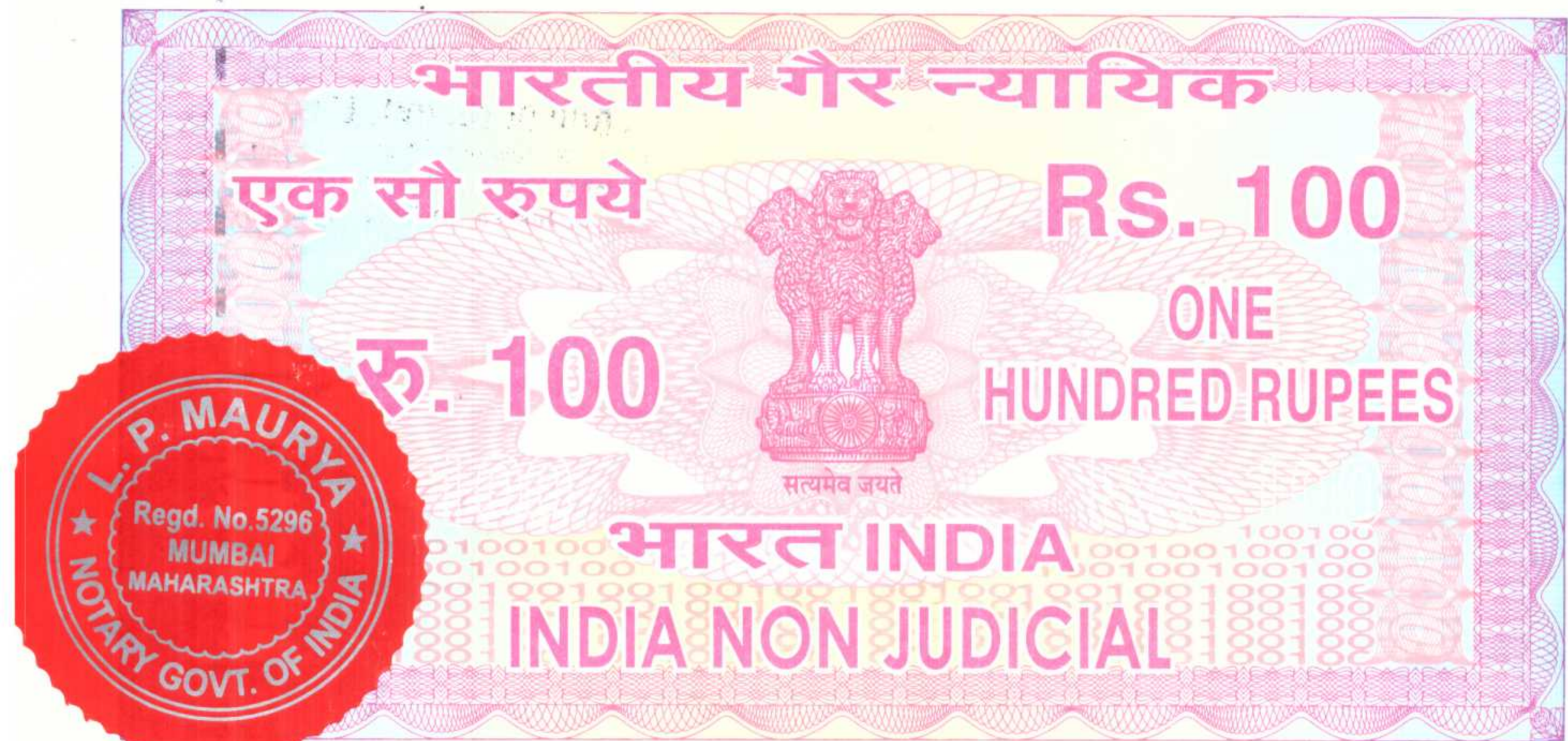




महाराष्ट्र MAHARASHTRA

2017

RY 504097



प्रधान मुद्रांक कार्यालय, मुंबई
प. मु. वि. क्र. ८०००००६
- 7 JUL 2017
सक्षम अधिकारी

Affidavit cum Declaration

श्री. सु. का. पाटील

I, Mr. Nimish M. Vora, Age 43 years, representing Kavya Buildcon Pvt. Ltd as its authorized director, Occupation: Business, Office at Kavya Aura, 2nd Floor, Behind Rosewood Hotel, Tulsiwadi, Tardeo, Mumbai-400 034 do hereby solemnly declare, undertake and state as under:-

1. I say that the promoter i.e. Kavya Buildcon Pvt. Ltd. is entitled to construct the buildings on the plot of land bearing GUT No. 153, 158, 159, 160, 161, 1639Pt), 168, 170, 171, 172, 173 & 175 at Umbarkhand, Shahpur, Thane (hereinafter referred to as the said land). I enclose the authenticated copy of the title certificate of Maneksha & Sethna dated 17th October, 2014 along with the copies of the agreements between such owners and promoter mentioned in title report for the development of the real estate project with form 'A' herewith.

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Next to Rosewood Hotel, Tulsiwadi,
Tardeo, Mumbai - 400 034.

मुद्रांक विक्री

मुद्रांक दिनांक २०/०७/२०१६
परवाना क्रमांक ६०७०२७६

गौरी बिल्डिंग

रासकीय राजकीय विभाग १५५५
अ. १५५५

कर्मचारी अथवा
कर्मचारी कर्मचारी कर्मचारी
कर्मचारी कर्मचारी कर्मचारी

14 JUL 2017

14 JUL 2017

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2. I say that we are constructing a project namely Tansa CityOne on the said land. We intend to develop Eight building namely 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 on the said land out of which we hereby apply for the grant of registration of our real estate project for Eight building namely 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 of Ground + Two Storied (hereinafter referred as "Tansa CityOne") on the said land with a construction area of 3,28,660 Sq.mt., 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 of Ground + Two Storied of which area of land to be developed as Phase 1 of the real estate project is ~~12835~~ Sq.mt
 3. I say that the details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details are enclosed with form 'A' herewith.
 4. I say that the period within which the project shall be completed by the promoter by 31st December, 2019.
 5. I further declare and undertake that seventy percent of the amounts to be realized hereinafter by me/ 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.
 6. I state and declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017
 7. I say and declare that promoter 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, in practice, 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.



8. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
9. I say and declare that the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under Section 4(2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
10. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. I confirm the contents of the Form A and same may be treated as part and parcel of this affidavit cum undertaking.
12. I say and declare that the promoter shall not discriminate against any allottee at the time of allotment of any apartment.
13. I say and declare that I am executing this affidavit cum declaration in support of our application for registration of our project i.e. For Tansa CityOne, particularly described in form A

For Kavya Buildcon. Pvt. Ltd.

Deponent



Verification

I, Mr. Nimish M. Vora, Age 43 years, representing Kavya Buildcon Pvt. Ltd as its authorized director, Occupation: Business, Office at Kavya Aura, 2nd Floor, Behind Rosewood Hotel, Tulsiwadi, Tardeo, Mumbai-400 034 and duly authorized as the promoter of the proposed project named Tansa CityOne do hereby solemnly declare that the contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 30th July, 2017.

For, Kavya Buildcon. Pvt. Ltd.


Deponent



BEFORE ME

 31/7/2017

L. P. MAURYA
Regd. No. 5296
NOTARY GOVT. OF INDIA
B/2, Green Lawns Co-op. Hsg. Ltd.,
Kopad Bazar Road,
Mahim, Mumbai - 400 016.

Reg. No.	12
Sr. No.	999
Date	31/7/17