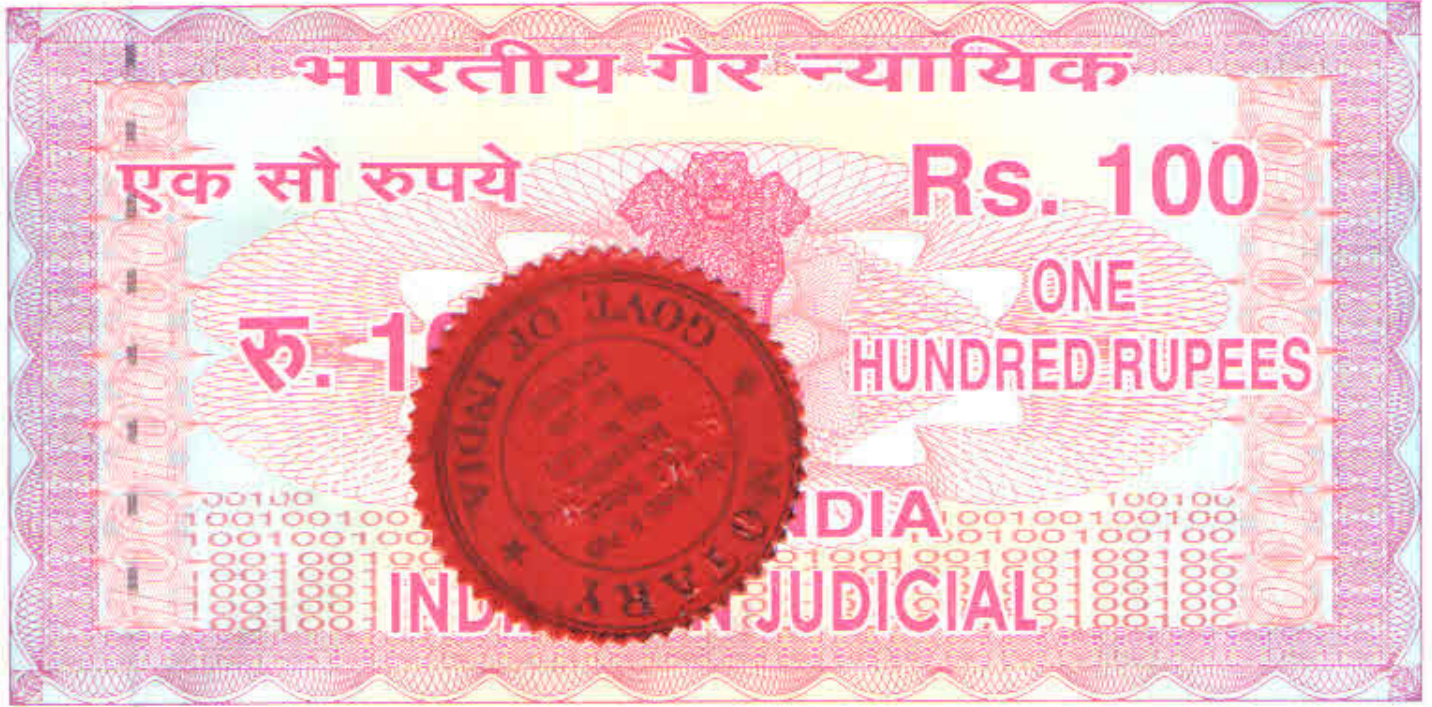




महाराष्ट्र MAHARASHTRA

2017

SA 513017



जिल्हा कोषागार कार्यालय,

दफ्ते

13 JUL 2017

मुद्रांक प्रमुख लिपीक / लिपीक

13-7-2017

प्रतिज्ञापन/प्रतिज्ञापना व्यवस्थापक	
दस्तावा प्रकार/अनुच्छेद क्रमांक	AGREEMENT
दस्त नोंदणी करणार आहेत का?	no
नोंदणी करणार असल्यास दृष्टम नोंदणीक कार्यालयाचे नंबर	
बिलकालीचे वर्णन	
मोबदला रक्कम	
मुद्रांक विकत घेण्याचे नाव	KONNARK DEVELOPERS
दुसरा घेणाराचे नाव	
हल्ली असल्यास त्याचे नाव व बत्ता	Rohan Javdekar
मुद्रांक मुल्य रक्कम	100/-
मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक	19103
मुद्रांक विकत घेण्याची सही	Rohan
परवानाधारक मुद्रांक विक्रेत्याची सही	
विक्रीचे ठिकाण: सी. सी. रोड, सोमावली (ब. नं. १२०१०५२) द्वारा-अड. विक्रम मारु (नोंदणी), लिटी ऑफिस, प्लॉट नं. २९, गाळा नं. ८, टिळक वीज, कॉलेज रोड, से. ५, कोपरखैरणे, नवी मुंबई, प. ९८४७२१८५९२	

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I, NINATH BHAUSAHEB SHINGADE, Age 28 years, Occupation: Business, Indian Inhabitant having residence address at Flat no.1801/1901, Plot no.23 B & C, Sector-6, Nerul, Navi Mumbai-400706, duly authorized proprietor of M/s KONNARK DEVELOPERS, (hereinafter referred to as "proprietor") do hereby solemnly declare, undertake and state as under':



Handwritten signature in blue ink.

1. That the Proprietor (i.e. M/s KONNARK DEVELOPERS) is entitled to develop and construct building a parcel of land admeasuring 11160.000 square meters, bearing survey No.5/4,5/5,5/6,5/7,5/8, lying being and situate at village Chindran, Taluka-Panvel, Dist. Raigad (hereinafter referred to as "Land").

2. That the proprietor has obtained a search and title report reflecting the flow of title of the Proprietor to the said Land on which the development of the said Project is Proposed. An authenticated copy of title certificate dated 14th August 2015 issued by Mr. Nitin P Shinde Advocate is enclosed/upload with Form "A"—Application for registration of the said Project with Real Estate Regulatory Authority ("RERA").

3. That the Proprietor is constructing a project namely "KONNARK HEAVENS" on the said Land which will consist of 10 building with 14 wings as per commencement certificate by CIDCO/NAINA dated 20th July 2016 to be known as "KONNARK HEAVENS" with a proposed total construction built-up area 7160.974 square meters (hereinafter referred to as "Project").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such I and, along with details are enclosed/uploaded with Form "A"—Application for registration of the said Project with RERA and a list detailing the same is hereto annexed and marked as Annexure "I".

5. That by 31st May 2021, the said Project shall be completed by the Proprietor.

6. That the 70% (Seventy per cent) of the amounts to be realized hereinafter by the proprietor for the said 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 in accordance with the provision of the Real Estate (Regulation and Development) Act, 2016 ("Act") and rules there under.



7. That the amounts from the separate account shall be withdrawal in accordance with rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("Rules").

8. That the proprietor shall get the accounts audited within 6 (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 this Project have been utilised for the same project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Proprietor shall take all the pending approvals on time, from the competent authorities.

10. That the Proprietor 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 the rules, within 7 (Seven) days of the said changes occurring.

11. That the Proprietor has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the proprietor shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form—A being the application to be made for registration of the said Project i.e. "KONNARK HEAVENS" with RERA.

VERIFICATION

I, Ninath Bhausaheb Shingade, Age 28 years, Occupation: Business, Indian Inhabitant having residence address at **Flat no.1801/1901, Plot no.23 B & C, Sector-6, Nerul, Navi Mumbai-400706**, duly authorized proprietor of M/s KONNARK DEVELOPERS, (i.e. Proprietor of the aforesaid Project) hereby verify that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Navi Mumbai on this (20th) day of July 2017)

Before Me

NOTARY
Sunita Ram Patil
B.Com., M.A., LL.B., LL.M., G.D.C & A
ADVOCATE HIGH COURT

