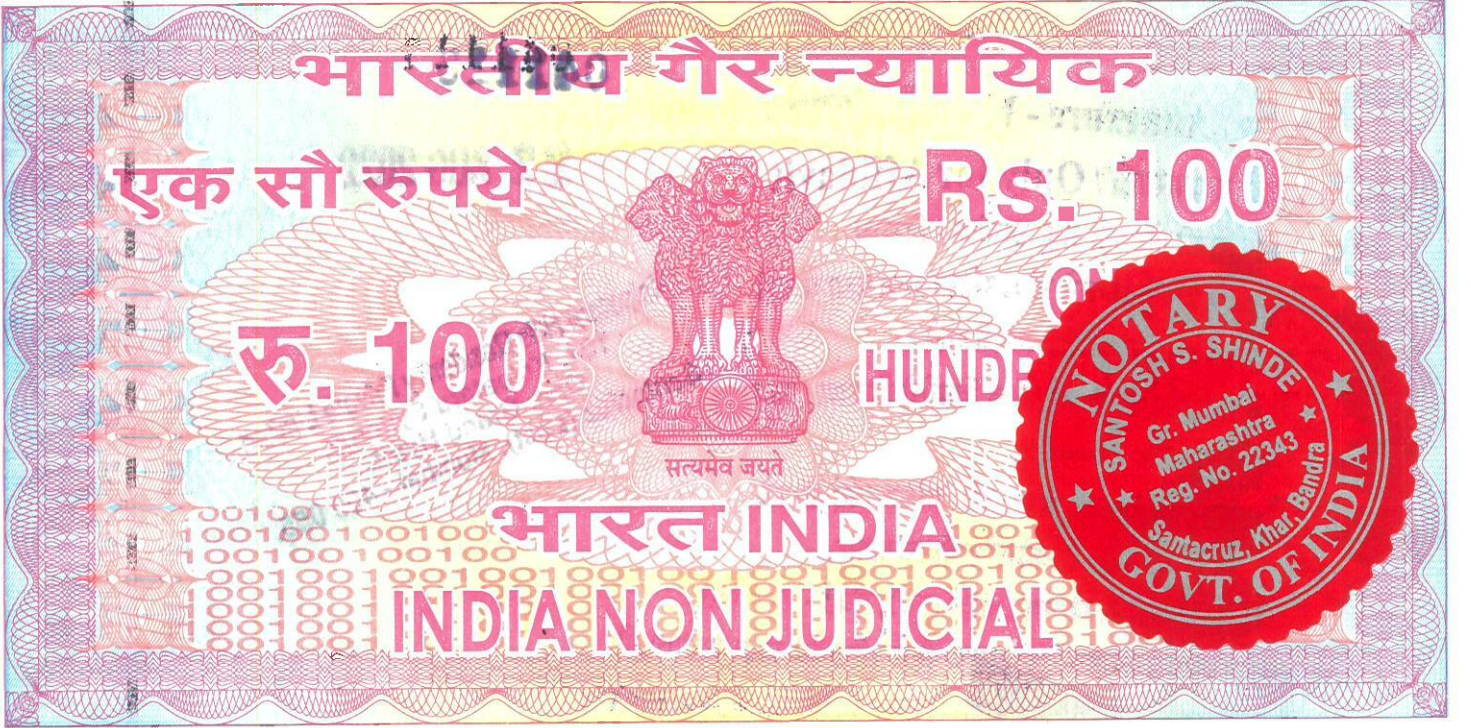
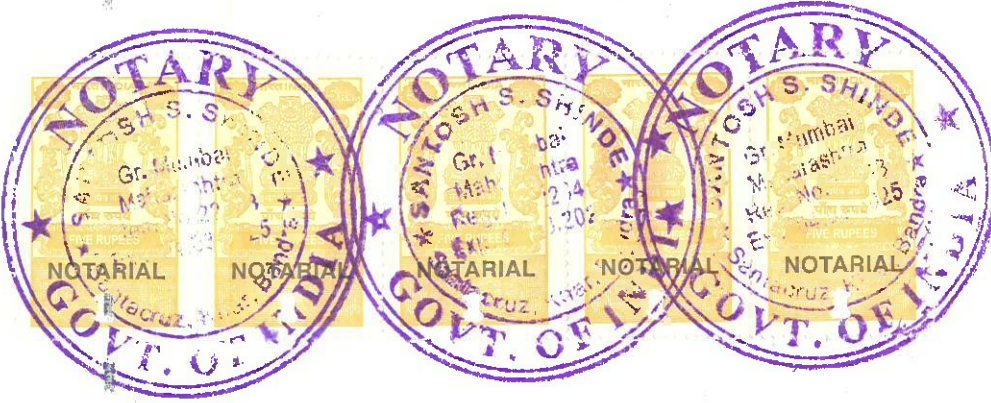




महाराष्ट्र MAHARASHTRA

2022

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श्री. दि. क. गवई

FORM 'B'
[Rule 3(6) of Rules]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Narendra Kumar Lodha, the Authorised Signatory of Kalpataru Hills Residency Private Limited ("Promoter") of the real estate project known as "Kalpataru Prive" ("Project"), situated at piece and parcel of land admeasuring 1510.08 Sq. Mtrs. (approx. 1805 Sq. Yards) bearing Old No. 609, New No. 2830, Old Survey Nos. 81, 60, 59 & 67 and New Survey No. 1/7118, and Cadastral Survey No. 716 of Malabar and Cumballa Hill Division, Mumbai City District, duly authorised vide Resolution dated 7th June 2022.

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ज.उपत्र-१ / Annexure - I

फक्ता प्रतिज्ञापत्रासाठी / Only for Affidavit

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक
 २. मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही
 ३. परवानाधारक मुद्रांक विक्रेत्याची सही
- व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता
परवाना क्रमांक ८००००१९

Kalpataru Hills Residency Private Limited
101, Kalpataru Synergy,
Opp. Grand Hyatt,
Santacruz (East), Mumbai - 400 055.

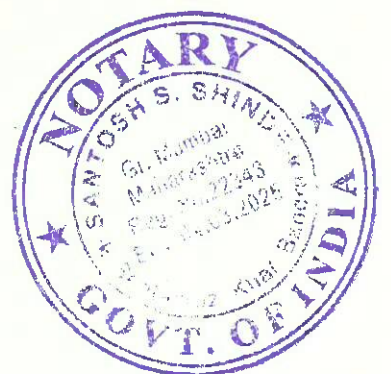
मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. कांचन हर्षद बोंगाळे
शॉप नं. २, बिल्डींग नं. ४, कोलगेट पैदानासामोर,
साईबाबा मंदिराजवळ, खेरनाग, व्हाट्रा (पूर्व), मुंबई - ४०० ०५९.
शासकीय कार्यलयासमोर / शासकीय यासमोर प्रतिज्ञापत्र सादर करणेसाठी
मुद्रांक कागदाची आवश्यकता नाही, (शासन आदेश दि. ११/०७/२००४ मधील)
ज्या कारणासाठी ज्यांनी मुद्रांक शुल्क खरेदी केला त्यांनी त्याच कारणाभावी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.
फोननंबर नं. 7208510509



Affidavit was Declaration of Mr. Nataraj Kumar Lodha, the Authorized Signatory of Kalpataru Hills Residency Private Limited ("Promoter") of the estate project known as "Kalpataru Hills" ("Project") situated at present parcel of land measuring 17100 sq. meter (approx. 1502 sq. yards) bearing Old No. 589, New No. 2830 Old Survey No. 41, 42 and New Survey No. 17114, and (Cadastral Survey No. 715 of Malabar and Cannals Hill District, Mumbai City District duly authorized vide Resolution dated 20 June 2022.

I, Mr. Narendra Kumar Lodha, duly authorised by the Promoter of the Project do hereby solemnly declare, undertake and state as under:

- 
- 1) The Promoter has a legal title report to the land on which the development of the Project is presently being carried out.
 - 2) The details of the encumbrances including the dues and litigation, details of any rights, title, interest or name of any party in or over such land, has been provided in the Encumbrance Certificate/Title Certificates.
 - 3) That the time period within which the Project shall be completed from the date of registration of the Project shall be 31st October 2027.
 - 4) That seventy per cent of the amounts to be realised by Promoter for the real estate project from the 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 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 the 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 the Rules, within seven days of the said changes occurring.
- 





9) That the Promoter has furnished such other documents and information/disclosures as have been prescribed by the rules and regulations made under the Act on the website at the time of registration.

10) That the Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Authorised Signatory of Kalpataru Hills
Residency Private Limited

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 ____ day of ____ 2022.

Deponent

Authorised Signatory of Kalpataru Hills
Residency Private Limited



BEFORE ME
[Signature] 23/08/2022
SANTOSH S. SHINDE
B.Com., LL.B.
NOTARY
(GOVT. OF INDIA)

NOTED & REGD.
Sr. No. 115 of 2022
BK NO. 04
23 AUG 2022



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