

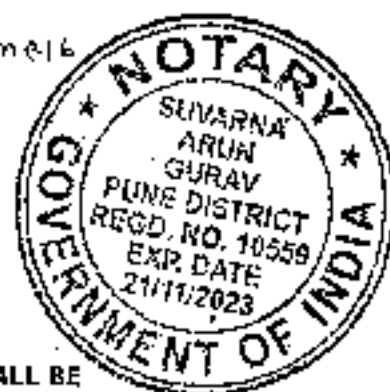
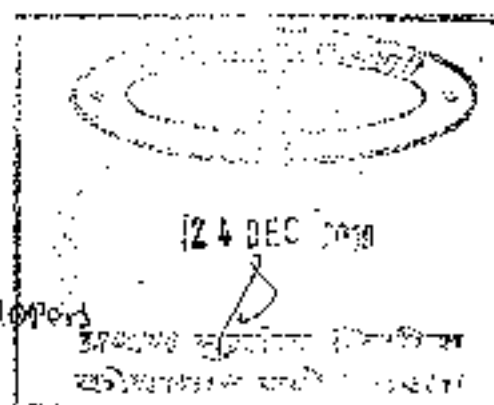


महाराष्ट्र MAHARASHTRA

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WB 975771

क्रमांक 58047 दि 30 DEC 2019
 मूल दस्तावेज - 100.15.5006
 वस्तु का प्रकार - Declaration
 वकील/अधीनस्थ का नाम और पता -
 किरान क्रेटर्स & डेवलपर्स
 साईक्रुपा बिल्डिंग प्रबलत रोड, पुणे 411004,
 त्रिपुरा
 सेना लेट, गोखले नगर, पुणे 411006



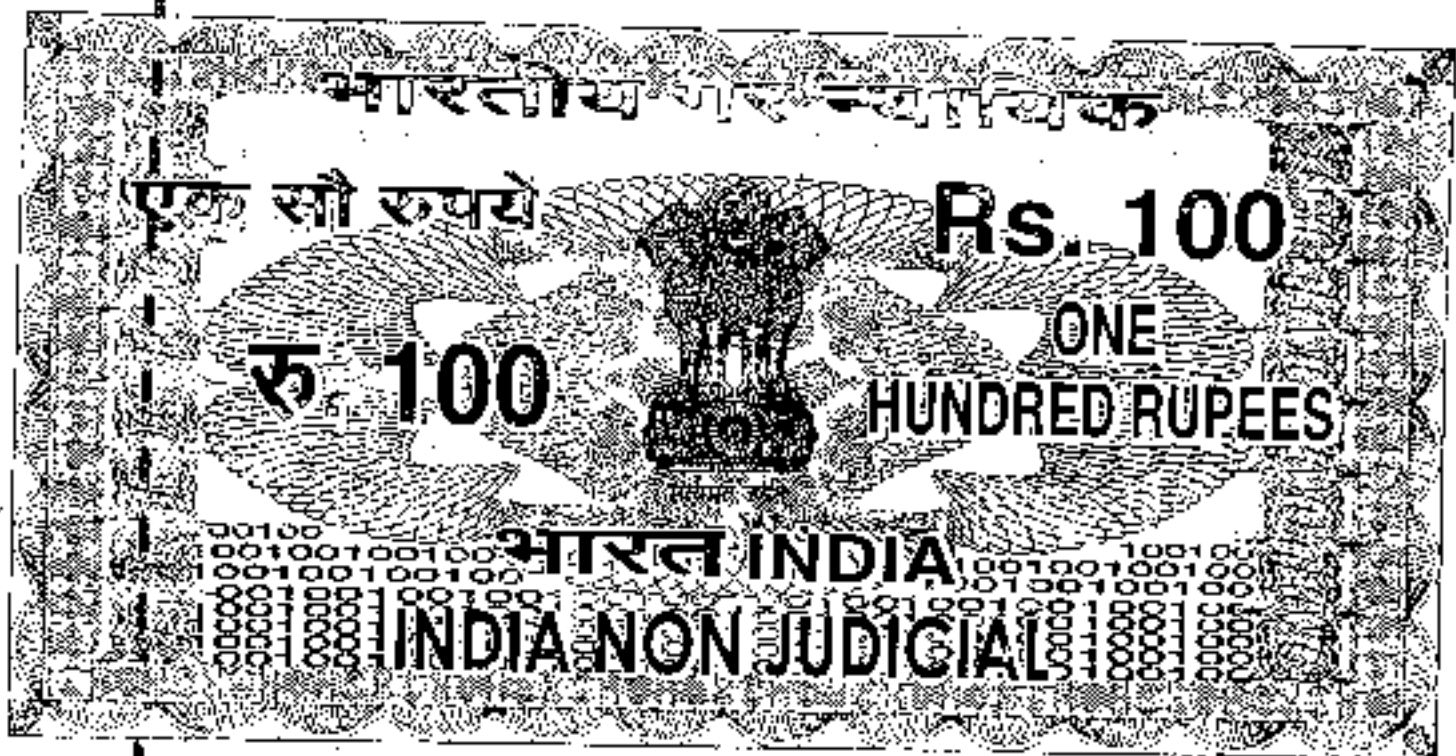
FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
 SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
 PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s KIRAN CREATORS AND DEVELOPERS through its proprietor Mr. KASHINATH GANESH NEHETE promoter, residing at Saikrupa Building Ground Floor, Prabhat Road, Pune - 411004, of the proposed project / duly authorized by the promoter of the /proposed project, vide its/his/their authorization
 Dated 30/12/2019;

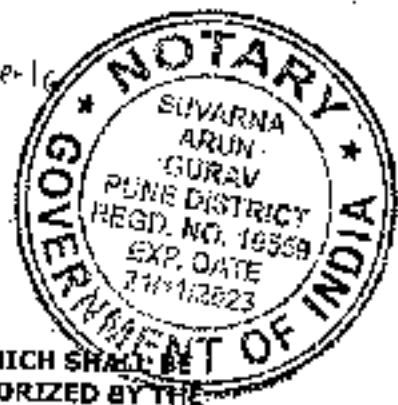


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WB 975772

अनु. क्र. 30 DEC 2019
 मु. सं. 1004/5/2019
 कर्तव्य अथवा - Declaration
 वस्तु जो कि - 1004/5/2019
 विषय - 1004/5/2019
 हस्ताक्षर करने वाले का नाम - KIRAN CREATORS & DEVELOPERS
 पता - 1004/5/2019 Bldg, Prabhat Rd, Pune-411004
 पता - 1004/5/2019 Bldg, Prabhat Rd, Pune-411004
 हस्ताक्षर करने वाले का नाम - KIRAN CREATORS & DEVELOPERS



FORM 'B'
 [See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
 SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
 PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of M/s KIRAN CREATORS AND DEVELOPERS through its proprietor Mr. KASHINATH GANESH NEHETE promoter, residing at Salkrupa Building Ground Floor, Prabhat Road, Pune - 411004, of the proposed project / duly authorized by the promoter of the /proposed project, vide its/his/their authorization
 Dated 30/12/2019;

I Mr. KASHINATH GANESH NEHETE promoter and Proprietor of the proposed project '**KIRAN SANSKRITI**' / duly authorized by the promoter of the proposed project, hereby solemnly declare, undertake and state as under:



1. That I **Mr. KASHINATH GANESH NEHETE** promoter and proprietor has a legal title Report to the land on which the development of the project is proposed OR 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 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. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project date 30th June 2022.

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised 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.

OR

(ii) That entire of the amounts to be realised hereinafter by me/promoter for the real state 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, since the estimated receivable of the project is less than the estimated cost of completion of the project

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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 a particular project have been utilized for the project and the withdrawal has been in compliance with the portion to the percentage of completion of the project.

7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 changes occurring.

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

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 on this day of 27/12/2019.

Depr

BEFO

SUVARNA
NOTARY G
PUNE
REGD.

NOTED AND REGISTERED
SERIAL NUMBER 12

30 DEC 2019

