



महाराष्ट्र MAHARASHTRA

2017

जोडपत्र - २

SE 605666



मुद्रांक शिक्का नोंदवणे
 मंडळाक ६३३० दिनांक 10 JUL 2017
 प्रस्तावा क्रमांक -
 प्रस्ताव नोंदणी करणारा आहे का ? होय/नाही
 मितलक्षणीचे धोरणकायदा क्रमांक -
 भुदांक विषयक वेळापत्राचे नमूना KARRM INFRASTRUCTURE PVT. LTD.
 प्रस्ताव अंदाजपत्रास लागू आहे काय, पत्रात बसले आहे - Nisay ya
 प्रस्तावा प्रस्तावनाचे नोंद -
 भुदांक प्रस्ताव नमूना - 100/500
 मुद्रांक शिक्का नोंदवणे हल्ली - (निश्चित रा. नांजरेकर)
 मुद्रांक (६०) पत्र - गंगा देवेंद्र/दायपिंग सेंटर
 मुद्रांक नं. ३४, अंदाजी नोंद, कलेक्टर ऑफीस जवळ, ठाणे (प.)-६०१.



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 Mr / Ms. Namdeob Subhash Jadhav, Director of Karm Infrastructure Private Limited promoter of the proposed project

(Signature)

Karm Panchtatva, Phase-2 duly authorized by the promoter of the proposed project, vide ~~its~~ ~~his~~ their authorization through Board Resolution dated 2nd May, 2017.

I. Mr Namdeob Subhash Jadhav, Director of Karm Infrastructure Private Limited promoter of the proposed project Karm Panchtatva, Phase-2 / duly authorized by the promoter of the proposed project situated at land bearing Gut no. 103/A/1, 103/A/2, 103/A/4, 105, 107/B, 123, 124, 125 and 126 admeasuring 10-34-0 (H-R-P), village Kasgoan, Taluka, Shahapur District Thane-421 601 do hereby solemnly declare, undertake and state as under:-

1. That I/ promoter have a legal title Report to the land on which the development of the project is proposed

OR

~~_____ have/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.

OR

We have availed of financial assistance from Dewan Housing Finance Corporation Ltd., ("DHFL") and vide Deed of Mortgage dated 29th April 2017, registered under serial. no SHP/3888/2017 dated 29th April 2017, entered into between the Promoter (as Mortgagor) and DHFL (as Mortgagee), the Promoter have created charge on the said Project including present and future unsold construction thereon and the Project is free from litigation.

3. That the time period within which the project shall be completed by me / promoter from the date of registration of project: i.e. 31st December, 2021.
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~~



For KARM INFRASTRUCTURE PVT. LTD.

[Signature]

DIRECTOR

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 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 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, 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 proportion 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.



For KARRM INFRASTRUCTURE PVT. LTD.

A handwritten signature in blue ink, appearing to read "S. S. S.", written over a horizontal line.

DIRECTOR

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.

For KARRM INFRASTRUCTURE PVT. LTD.

[Signature]
DIRECTOR

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 July, 2017.

For KARRM INFRASTRUCTURE PVT. LTD.

[Signature]
Deponent DIRECTOR

[Signature]
YOGITA M. SHUKLA
Advocate
C/O. Singh Enterprises,
Opp. Jain Temple, L.B.S. Marg,
Bhandup (W), Mumbai - 400 078



BEFORE ME
[Signature]
NAZMA KHAN
NOTARY Regd. No. 8311
GOVT. OF INDIA
Shop No. 32, Ground Floor,
Kedy Shopping Centre,
Nagpada, Junction, Mumbai - 08.

Noted & Regd :
Sr. No.: 5955/07/17