

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2018

AM 319130



16 NOV 2018

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

अनु. क्र. 46889 दि. 22/11/2018
शु. रक्कम 500/- Affidavit cum Declaration
दस्तावेजाचा प्रकार
दस्त नोंदणी करण्यात आले का ? होय / नाही
निष्कर्षाचे वर्णन
पुत्रांक वित्त धोरणाच्या नांव हाथरिस प्रॉपर्टीज प्रा. लि.
पत्ता 16/1, संगम प्रेम रोड, पावती चेम्बर्, कोथरुड पुणे-38
व्यक्तीक सक्षमतेचे नांव रम
हस्ताक्षर करीत नांव व पत्ता गणेश पुजाटी

आर. एस. कंचनकोटी

परवाना क्र. 2008/04/3

महाराष्ट्र सरकार, कोथरुड, पुणे-38

फॉर्म 3

[See rule 3(6)]

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

AFFIDAVIT CUM DECLARATION



FORM 'B'

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s **HIGH SEAS PROPERTIES PRIVATE LIMITED** having its office at: Parvati Chambers, Sangam Press Road, Survey No. 16/1, Kothrud, Pune 411 038, Promoter of the ongoing project Westernhills D 5 situated on the plot bearing survey no 45/2,46,1,46/2 at Mauje Sus, Tal. Mulshi, Dist. Pune 411021 through Director Mr. Atul Hemraj Mundada Age: 42 years, Occupation :- Business, duly authorize by the Promoter of the ongoing project vide its/his/their authorization dated 1st November 2018.

I, Atul Hemraj Mundada duly authorized by the promoter of the ongoing project do here by solemnly declare, undertake and state as under :

- 1) That the Promoter has a legal Title Report to the land on which the development of the project is proposed.
- 2) That the project land is free from all encumbrances except one Indenture of Mortgage for availing project loan as follows :
 - a) Simple Mortgage Deed bearing Registration No. 2484/2015 at Sub Registrar Haveli No. 4, Pune dated 26/02/2015 for Rs. 20,00,00,000 /- (Rupees Twenty Crores Only) from ICICI Bank Limited.
 - b) Simple Mortgage Deed bearing Registration No. 4524/2018 at Sub Registrar Haveli No. 4, Pune dated 04/09/2018 for Rs. 21,00,00,000 /- (Rupees Twenty One Crores Only) from ICICI Bank Limited.
- 3) That the time period within which the project shall be completed by the promoter from the date of registration of project is 1st November 2023.
- 4) That 70 percent of the amount to be realized hereinafter by the promoter for the real estate project from the allottees, from time to time shall be deposited in a

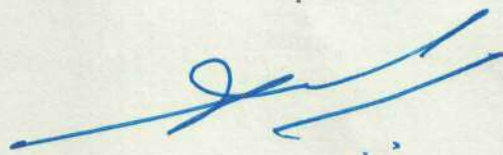


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separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

- 5) That the amount from the separate account shall be withdrawn in accordance with Rule 5.
- 6) That the promoter we 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 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(s) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
- 9) That the Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That the Promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building as the case may be.

Deponent



M/s. High Seas Properties Private Limited
through its authorized Director
Atul Hemraj Mundada



VERIFICATION

The content of my above Affidavit cum Declaration are truer and correct and nothing material has been concealed by me therefrom.

Verified by me at Pune on this day of 18 September 2018.



Deponent



M/s. High Seas Properties Private Limited
through its authorized Director
Atul Hemraj Mundada



BEFORE ME

PRAMOD C. SHARMA
NOTARY GOVT. OF INDIA
PUNE

Noted and Registered
At Sr. No. 121/10
Date 12 6 NOV 2018

