



महाराष्ट्र MAHARASHTRA

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71AA 688859

Reg. Serial No. 56094 Date 03 OCT 2023

Amount 100/- **DECLARATION**

Nature of document DECLARATION

Whether it is to be Registered? Yes/No

Property Description in brief Katcon Infrastructure

Stamp Purchaser Name Wahed Purosh

Address Maharashtra

Name of the other Party Sunil Pathe

if through Name Wahed Purosh

Address Pune

Stamp Purchaser or through Sign. [Signature]

Sign. [Signature]

JAY D WANWARI Lic. No. 2201067  
( Stamp Vendor ) Pimpri, Pune - 411017.



13 SEP 2023

प्रथम मुद्रांक लिपीक  
कोषागार पुणे करिता

FORM 'B'

(See rule (3)4)

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



[Signature]



**FORM 'B'**

**(See Rule (3)4)**

**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. KALCON INFRASTRUCTURE**, Promoter of the proposed project at **CTS NO. 46, 46/1,194, 194/1, WAKAD GAOTHAN, Wakad, Pune 411057**, duly represented by its Partner, **Mr. NILESH TANAJI KALATE**

I, **NILESH TANAJI KALATE**, promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That, we have a legal title to the land on which the development of the project is proposed

**AND**

That, a legally valid authentication of title of such land alongwith an authenticated copy of the agreement between the owner and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.
3. That, the time period within which the project is completed by us as per Part Completion certificate number 608/2022 received on 08/08/2022 & Full Completion certificate number 658/2023 received on 21/08/2023. The MAHA RERA Extension thereof is required till 31/12/2023 to upload the Form 4 and other RERA documents.
4. That, seventy percent of the amounts realized by us for the real estate project from allottee 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 it shall be used only for that purpose.
5. That, the amounts from the separate account to cover the cost of project shall be withdrawn in proportion to the percentage of completion of the project
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, we shall get the accounts audited within six months after the end of every financial Year by a Chartered Accountant in practice and shall produce a Statement of Accounts duly certified and signed by such 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 the project
8. That, we shall take all the pending approvals on time from the Competent Authorities.
9. That, we have furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.



10. That, we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be on any grounds.

**FOR, KALCON INFRASTRUCTURE**

  
**NILESH TANAJI KALATE**  
Deponent.



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**VERIFICATION**

I, **NILESH TANAJI KALATE**, the deponent above, do hereby verify the contents of my above Affidavit –cum- Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this the \_\_\_\_\_ day of December 2023, at Pune.

**FOR, KALCON INFRASTRUCTURE**

  
**NILESH TANAJI KALATE**  
Deponent.

