



महाराष्ट्र MAHARASHTRA

2017

30 AUG 2017

SL 272157

अनु.क्र. २२६९९ दि. २९.८.२०१७

वस्तुवा प्रकार: प्रतिसाध

वस्तु नोंदणी करणार आहेत का? होय/नाही.

मिळकतीचे दर्शन:

मूलांक विकत घेणाऱ्याचे नांव: Hashship Reality

पत्ता: 1193, Shubraonkar-Peth, Pune

दुसऱ्या पक्षाकराचे नांव:

हस्त लेखणीचे नांव व पत्ता: Ravi Salunke, as above

२ दि. साजरे

मूलांक विकत घेणाऱ्याची सही: सोमेश गिरे

परवाना क्र. २२०९९९९

५७०/७७ लागू घेत पुणे ४:

वरिष्ठ कोषागार अधिकारी

पुणे

29 AUG 2017

प्रत्यक्ष मूलांक लिपीक कोषागार पुणे करिता

NOTARY

Name: Sunil K. Kulkarni

Area: Pune

Regd. No. 9054

Expiry Date: 21/10/21

GOVT. OF INDIA

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 **Mr. Parag Mohan Kotwal** duly authorized by the promoter of the proposed project, vide their authorization dated 21.07.2017.

I **Mr. Parag M. Kotwal** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, M/s. Hasthshilp Realty the promoter has a legal title to the land on which the development of the project is proposed

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 promoter from the date of registration of the project is up to 31/03/2021

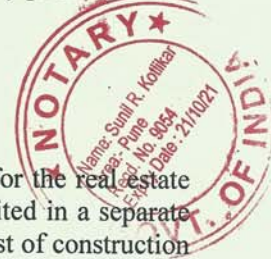
4. (a) For new projects :

- (i) That seventy per cent of the amounts realised 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 realized 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, 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 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 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 these rules, within seven days of the said changes occurring.
9. That the promoter 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.



M/s. Hasthshilp Realty

Parag M. Kotwal

Partner

(Promoter)

(Deponent)



Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at Pune on this 31st day of August, 2017.



M/s. Hasthshilp Realty

Parag M. Kotwal

Partner

(Promoter)

(Deponent)



NOTED AND REGISTERED AT
SERIAL NUMBER 1116/31/8/17

BEFORE ME

SUNIL R. KOTLIKAR
NOTARY, GOVT. OF INDIA
DISTRICT (MAHARASHTRA)
REGD. No. 9054

AUTHORITY LETTER

We the partners of **M/s. Hasthshilp Realty**, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its Office at 1193, Shukrawar Peth, Pune 411002. hereby authorizes **Mr.Parag Mohan Kotwal** one of the partner to sign all concern forms, Affidavits, Declarations for registration of real estate project of the firm as per the provisions of the Real Estate (Regulation and Development) Act, 2016.

That **Mr.Parag Mohan Kotwal** partner of the partnership firm be and is hereby authorised to do all acts and deeds to give effect to the above authorization including but not limited to signing and filing an application before RERA Authority or any other compliances under the said Act.

Name of the authorised Partner: **Mr. Parag Mohan Kotwal**

Signature of the authorised Partner:-



Place: PUNE

Date: 21/07/2017

Name and Signature of Partner(s):



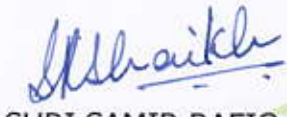
(1) SOU. NIRMALA DILIP JAIN



(2) SHRI VIKRAM ACHALDAS PALESHA



(3) SHRI PARAG MOHAN KOTWAL



(4) SHRI SAMIR RAFIQ SHAIKH



(5) SHRI HASMUKH BABULAL JAIN

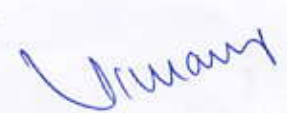
and (6) SHRI YUVRAJ SITARAM DHAMALE

SIGNED AND DELIVERED by the within named Incoming Partner

(7) M/s. Vertical Promoters LLP through its Designated Partner.



(1) SOU. NIRMALA DILIP JAIN



(2) SHRI VIKRAM ACHALDAS PALESHA