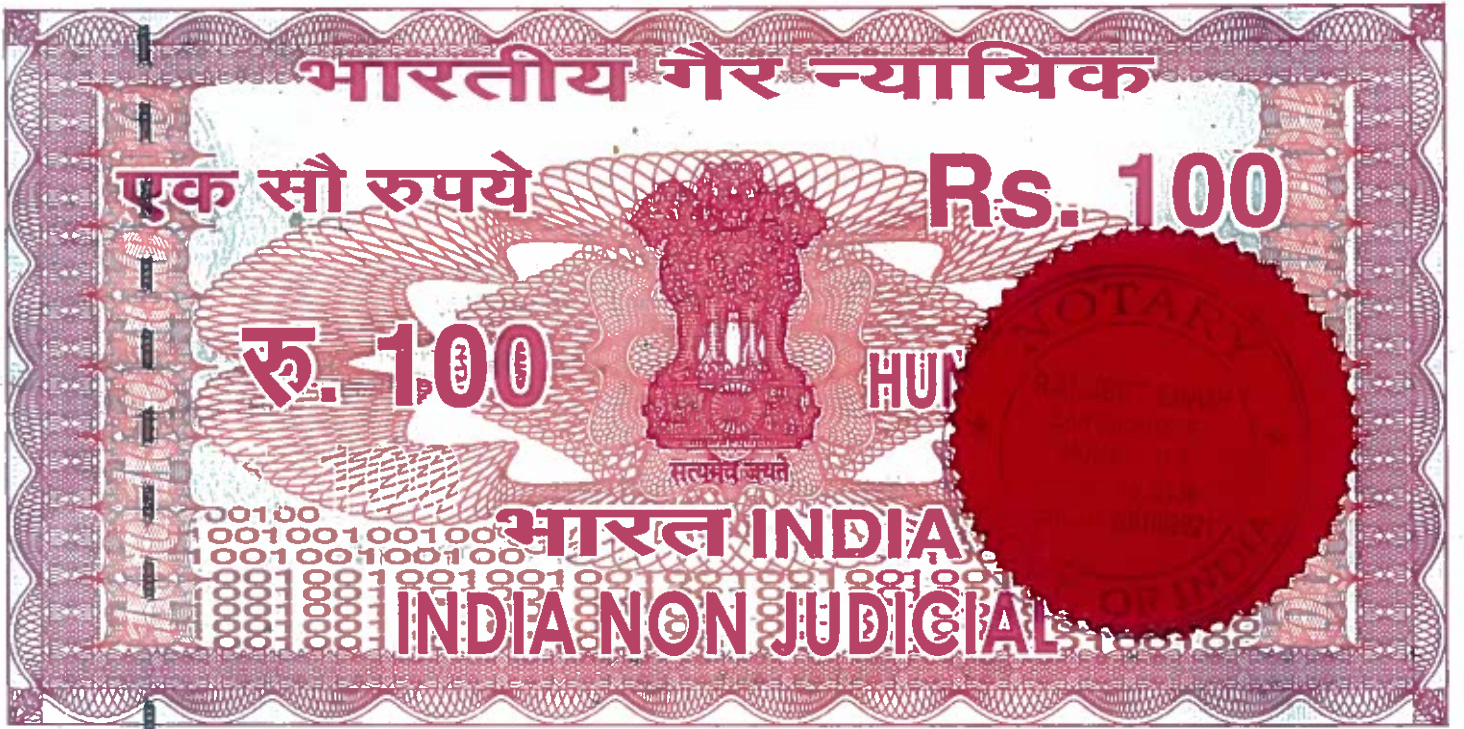




महाराष्ट्र MAHARASHTRA

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WK 686662



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.ति.क्र. १००००९६
17 DEC 2019
सदस्य अधिकारी

FORM 'B'
[Rule 3(6) of Rules]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Narendra Lodha, Authorised Signatory, of Kalpataru Retail Ventures Private Limited (**"Promoter"**) of the real estate project known as **"Kalpataru Vienta Tower B"** (**"Project"**), situated at Village Wadhwan, Taluka Borivali, Kandivali, bearing CTS No 94D(Pt.) and within the limits of Greater Mumbai Municipal Corporation, duly authorised vide Resolution dated 13th August, 2018 .

20 DEC 2018

/Annexure-I

भवते प्रतिज्ञापत्रासाठी /Only For Affidavit

१) मुद्रांक विक्री नोंदवही अगु. क्रमांक/दिनांक
(Serial No./Date)

२) मुद्रांक विकत घेणाऱ्याचे नांव व रहिवाशांचा पत्ता व सही
(Stamp Purchaser's Name/Place of

residence & Signature)

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्र.

सही व मुद्रांक विक्रीचा दिनांक/पत्ता

परवाना क्रमांक २००००१६

मुद्रांक विक्रीचे ठिकाण/पत्ता:

बॉम्बे बार् असोसिएशन, भास्कर बिल्डिंग, २रा मजला, लॉयड चेंबर,

बॉम्बे मेट्रोपॉलिटन मॅजिस्ट्रेट कोर्ट, ए. के. मार्ग, चोब्रे (पूर्व), मु. ४०० ०५१

राजेश गोपाळ नाईक

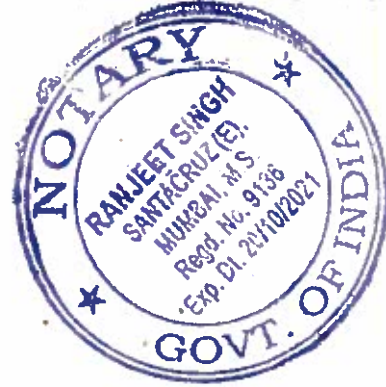
शासकीय न्यायालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर

करपेसाठी मुद्रांक कागदाची आवश्यकता नाही.

समस्त आदेश दि. ०१/०३/२००४ नुसार) ज्या नगरपासाठी न्याय

द्वारे खरेदी केला त्याने त्याच कारणासाठी मुद्रांक खरेदी

न्यायासून ६ महिन्यात वापरणे बंधनकारक आहे





I, Mr. Narendra Lodha, Authorised Signatory, duly authorised by the Promoter of the Project do hereby solemnly declare, undertake and state as under:

- 1) The Promoter has a legal title report to the land on which the development of the Project is presently being carried out.
- 2) The details of the encumbrances including the dues and litigation, details of any rights, title, interest or name of any party in or over such land, has been provided in the Encumbrance Certificate/Title Certificate.
- 3) That the time period within which the Project shall be completed from the date of registration of the Project shall be 31st December, 2025.
- 4) That seventy per cent of the amounts to be realised by Promoter for the real estate project from the Allottee/s, 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.
- 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 the 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 the Rules, within seven days of the said changes occurring.





- 9) That the Promoter has furnished such other documents and information/disclosures as have been prescribed by the rules and regulations made under the Act on the website at the time of registration.
- 10) That the Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Authorised Signatory of
Kalpataru Retail Ventures Private
Limited

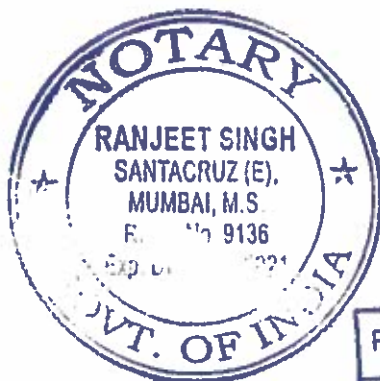
Verification

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 21st day of December 2019. 11

Deponent

Authorised Signatory of
Kalpataru Retail Ventures Private Limited



BEFORE ME

RANJEET SINGH
NOTARY
MAHARASHTRA
GOVT. OF INDIA

Register Sr. No.	9516
Dated	21 DEC 2019