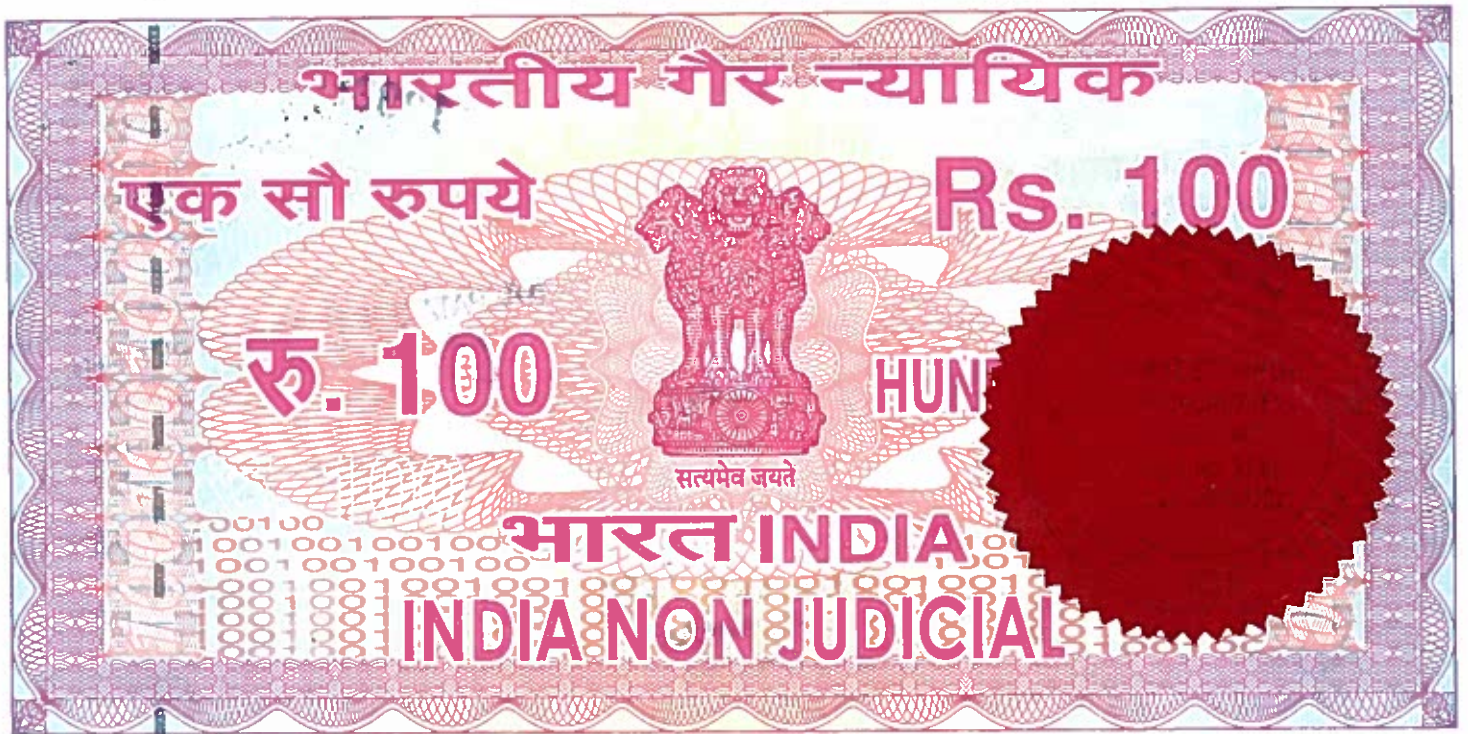
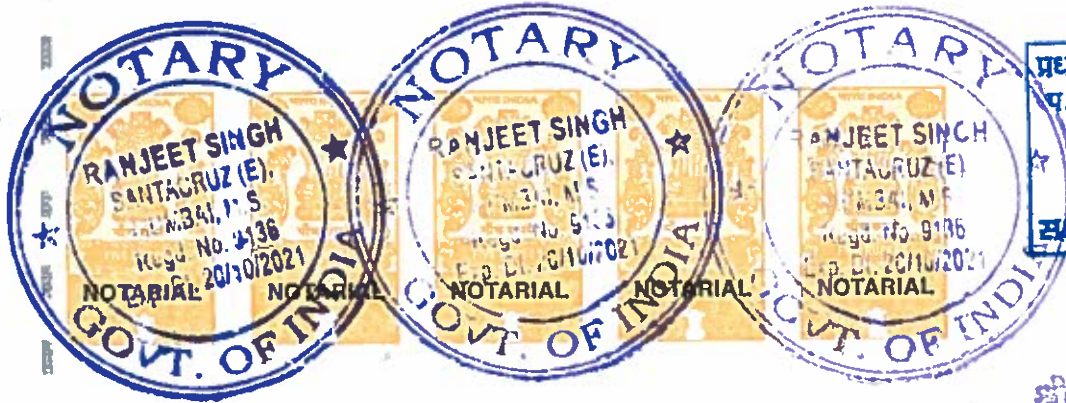




महाराष्ट्र MAHARASHTRA

2017

RV 289162



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क्र. ८००००९९
30 JUN 2017
सहम अधिकारी

श्री. सु. का. पाटील

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Imtiaz I. Kanga, Authorised Signatory, of Kalpataru Properties Pvt. Ltd., the Promoter of the real estate project known as "Kalpataru Magnus" situated on land bearing Survey No. 341(part) and C.T.S. No. 629 (part), Gandhi Nagar of Village Bandra (East), Mumbai Suburban District, Mumbai 400 051, duly authorised vide Resolution dated 12th May 2017.

I, Imtiaz I. Kanga, 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 ongoing

Ju

Annexure-I

17 JUL 2017

01293



KALPATARU PROPERTIES PVT. LTD.
101, KALPATARU SYNERGY,
OPP. GROUND FLOOR HOTEL,
VAKULA, SANTACRUZ (E),
MUMBAI - 40. TEL: 2646000

फक्त प्रतिज्ञापत्रासाठी **Only For Affidavit**
१) मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक
(Serial No./Date);

२) मुद्रांक विकत घेणाऱ्याचे नांव, व रहिवासांचा पत्ता व सही
(Stamp Purchaser's Name, Place of residence & Signature)

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक
असेच मुद्रांक विक्रीचे ठिकाण / पत्ता

परवाना क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण/पत्ता: सौ. कांचन हर्यद बेंनाळे

शा.नं. १०, वांद्रे कोर्टासमोर, ए.के.मार्ग, वांद्रे पूर्व, मुंबई-४०००४५

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक

कागदची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी

केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे



and

a legally valid authentication of title of such land along with an authenticated copy of the agreement between the owner and the Promoter for development of the real estate project is enclosed herewith.

- 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, along with details has been provided in the Encumbrance Certificate/Title Certificate.
- 3) That the time period within which the project shall be completed by Promoter from the date of registration of the project shall be 30th June 2023.
- 4) For 'ongoing project' on the date of commencement of the Act, seventy per cent of the amounts to be realised hereinafter 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
Properties Pvt. Ltd.



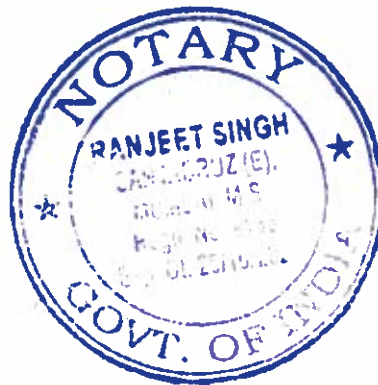
Verification

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 22nd day of July 2017


Deponent

Authorised Signatory of Kalpataru
Properties Pvt. Ltd.



BEFORE ME



RANJEET SINGH
M.Sc.LL.B.

NOTARY
MAHARASHTRA
GOVT. OF INDIA

Register No. 4912

Dated : 22 JUL 2017

