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RR 410167

29 JUL 2017

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mrs. ~~Mamta~~ ~~Hemraj~~ Mali
Partner of M/s. Kapcon Ventures Promoter of the project "Daulat
Imperia (Bldg. No. 2)" situated on land bearing Survey No. 35 (Old
Survey No. 259), Hiss No. 8 and Survey No. 36 (Old Survey No.
260), Hissa No. 1/9, Village Agashi, Tal Vasai, Dist. Thane
(Since Palghar).

I, ~~Mamta~~ ~~Hemraj~~ Mali Partner of M/s. Kapcon Ventures
Promoter of the above project do hereby solemnly declare, undertake
and state as under:

For KAPCON VENTURES

Mamta
Partner.



29 JUL 2017

जोडपत्र-१/Annexure I

कल प्रतिज्ञापत्रासमि प्रतिज्ञापत्रात नमुद प्रमाणे

प्रतिज्ञापत्र कोणाकडे सादर करावयाचे

प्रतिज्ञापत्रासाठीचे कारण.....

मुदांक विकत घेणाऱ्याचे नांव व पत्ता: Kapcon Ventures - Wren

मुदांक विक्री अ. क्र. ७०८/दि. २२/७/२०१५

मुदांक विकत घेणाऱ्याची सही: 15/07/2015

परवाना धारक मुदांक विक्रीसाठीची सही :

सी. देवगामी अं. ताईल, बखाना क्र. १२०२००८

विकाश :- विहार, ता. बसई, जि. बालाघर

२९ जुल २०१७

29 JUL 2017



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1. That the Promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is on or before 31/03/2019.

4. **For ongoing project on the date of commencement of the Act**
(i) That 70% of the amounts to be realised here in after by Promoter of 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.

For KAPCON VENTURES

Mehdi
Partner.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development)(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. That the Promoter 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 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.

FOR KAPCON VENTURES

Mamta
Partner.

Deponent

**Mrs. Mamta Hemraj Mali Partner of
M/s. Kapcon Ventures**



Verification

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

BEFORE ME

Verified by me at Virar on this 31st day of July, 2017.

For KAPCON VENTURES

Mamta
Partner.

Deponent

**Mrs. Mamta Hemraj Mali Partner of
M/s. Kapcon Ventures**

NAYAN B. JAIN
ADVOCATE & NOTARY
5, Vartak Hall, 1st Floor, Agashi Road,
(C. S. Road), Virar (W), Dist. Palghar,
Tel. (off) (0550) 2502859

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