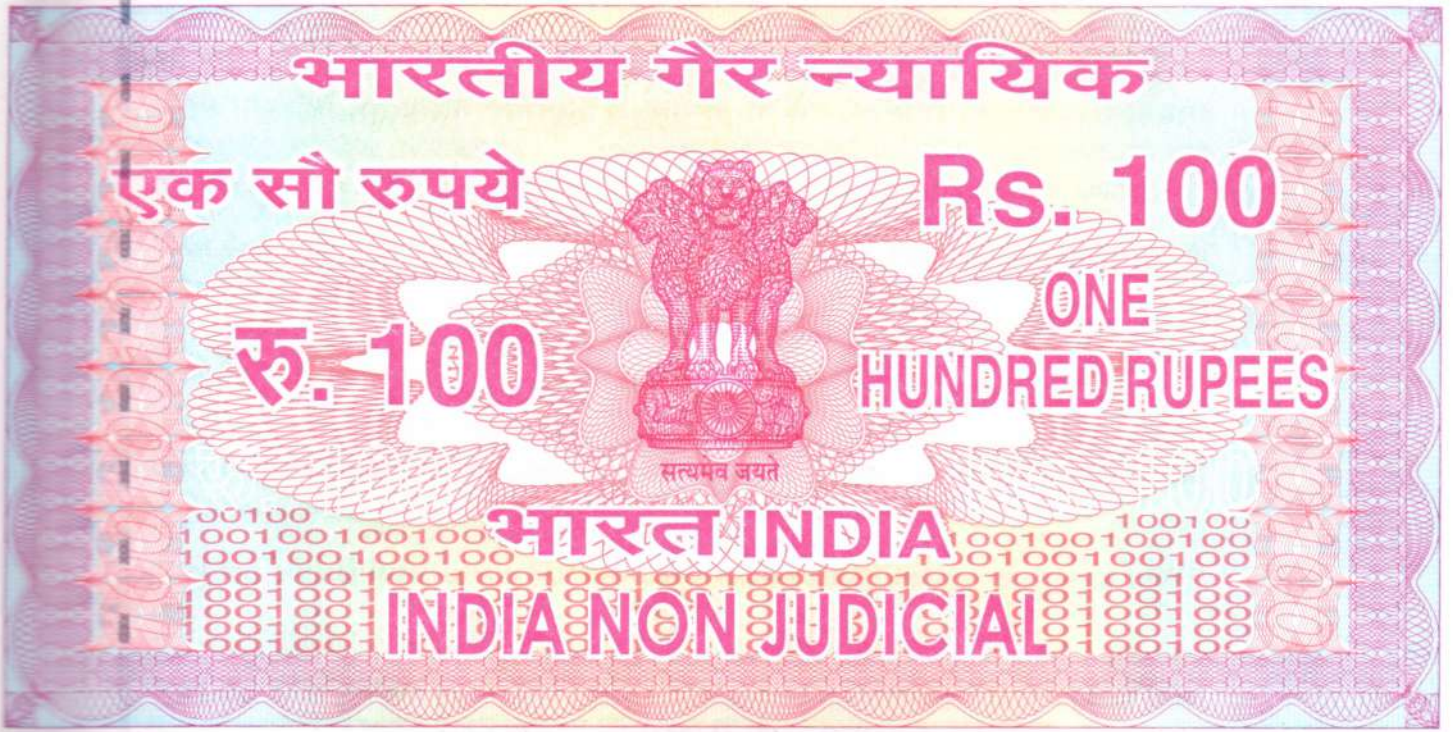




महाराष्ट्र MAHARASHTRA

2017

SH 220717

अनु क्र. 24 JUL 2017 दि. मु. शु. रक्षण. 1881
दस्तावा प्रकार. RFR Afd.
दस्त नोंदणी करणार आहेत का? होय / नाही.
मिळकतीचे वर्ग.
मुद्रांक विकत घेणे. कक्का डेव्हलपमेंट.
पत्ता. S. B. 25, K.
दुसऱ्या पक्षाकरिता. वस्तु को. अ. प. कुपा.
हस्ते व्यवस्थे सांगणे. वस्तु को. अ. प. कुपा.

मुद्रांक दिकत घेणाऱ्याची सही
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला आहे त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकार आहे.

सौ. सुचेता सुहास देशपांडे
परवाना क्र. 220999C
492/2 पुणे-2



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Amrish Jayantilal Kakkad, a partner of M/s Kakkad Developments, promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25/07/2017.

NOTED AND REGISTERED
At Sr. No. 5297-17
DATE: 25-07-17

I, Mr. Amrish Jayantilal Kakkad, a partner of M/s Kakkad Developments and promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declares, undertake and state as under

1. That promoter has a legal Title Report to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of the 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 the encumbrances except charge of HDFC Ltd.
3. That the time period within the project shall be completed by the promoter from the date of registration of 'Madhuban Wing D' on or before 31/03/2018.
4. That as the last phase, the promoter would be constructing building 'Madhuban Wing D' on land admeasuring 1327 Sq.Mtrs. underneath thereto, is more particularly shown in the Plan ANNEXURE-2 of the Agreement to sell to be executed in favour of the Allottee and also disclosed to Maharashtra Regulatory Authority while registering the 'Madhuban Wing D' with the said Authority.
5. For ongoing project on the date of commencement of the Act that entire of the amounts to be realized hereinafter by me/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.
6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
7. That 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.

NOTED AND REGISTERED
At Sr. No: 5297-217
DATE: 25-07-17

9. 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.
10. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

Affiant / Deponent



Mr. Amrish Jayantilal Kakkad,
Partner of M/s Kakkad Developments

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by the therefrom.

Verified by me at Pune on this 25th day of July, 2017.



Mr. Amrish Jayantilal Kakkad,
Partner of M/s Kakkad Developments

I know the Affiant

PSV
Adv. Pankaj S. Vende



BEFORE ME



ANIL G. KALE
ADVOCATE & NOTARY
GOVT. OF INDIA

NOTED AND REGISTERED

At Sr. No. 5297-317

DATE: 25-07-17