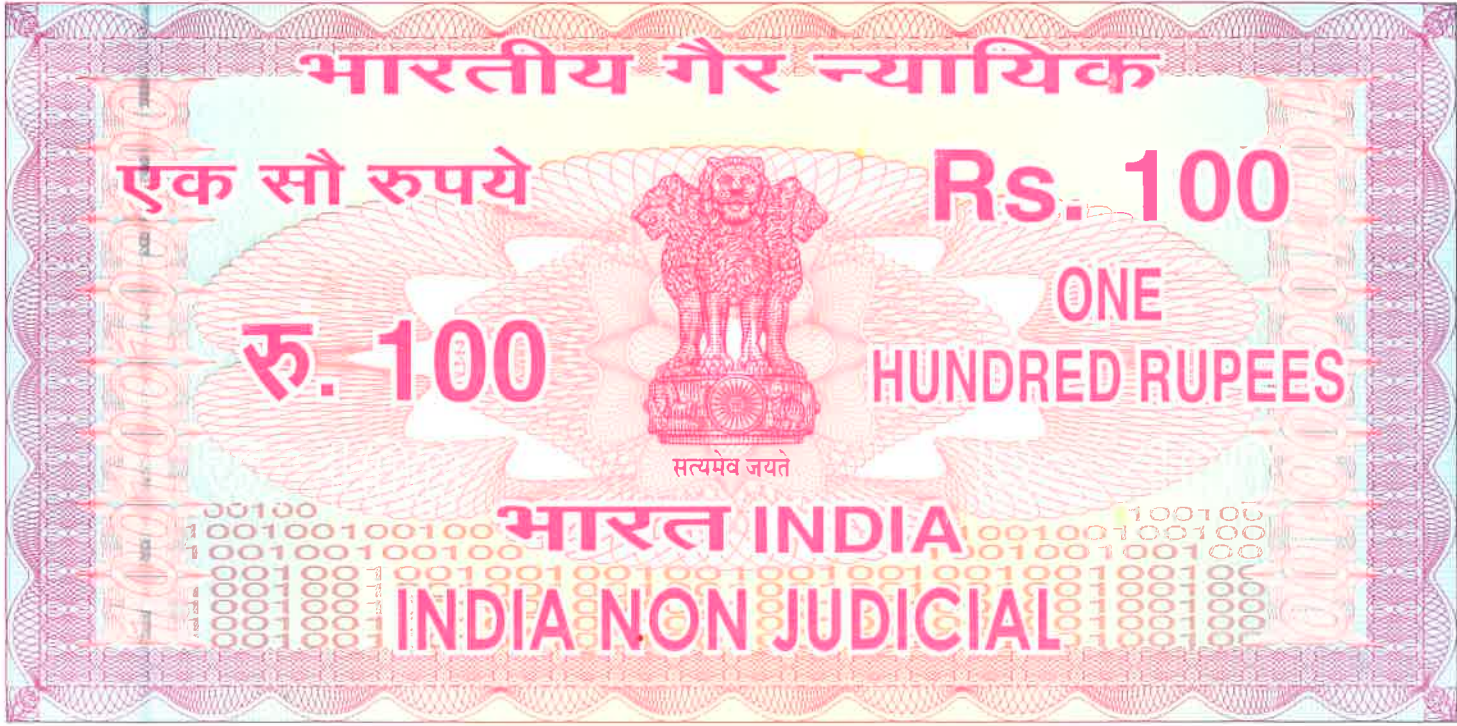




महाराष्ट्र MAHARASHTRA

● 2024 ●

10AB 018407

कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात याप्रमाणे बंधनकारक आहे.

फक्त प्रतिज्ञापत्रासाठी

अनु.क्र. 3087 दि. 20/11/2024

मु. शु. रक्कम 2000

मुद्रांक विकत घेणाऱ्याचे नांव

कोठते पाटील इंदीरा देवदास शिवाजी

स लिमिटेड

पत्ता

2 वा मजला सिव्ही बॅंके कोठे पाटील रोड पुणे

12 JUN 2024

हस्ताचे नांव

अमित शंभोर

सही

मुद्रांक विकत घेणाऱ्याची सही

सौ. विष्णू गोखले किरवे

परवाना क्र. 2209089

वैताळनगर, कोथरुड, पुणे-41

भासाकिय कर्णालासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यासाठी मुद्रांक काढण्याची आवश्यकता नाही. (शासन आदेश दि. 9/10/2008 दुरुस्त)

प्रथम मुद्रांक लिपीत कोषागार पुणे कनि

प्रतिज्ञापत्र





EXPIRY

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Kolte-Patil Integrated Townships Limited (CIN: U70102PN2005PLC140660) ("Promoter")**, a Company duly incorporated and registered under the Companies Act, 1956, having its registered office at Survey No. 74, Marunji Hinjewadi-Marunji-Kasarsai Road, Taluka Mulshi, District Pune 411057 duly authorized by the promoter of the proposed-project namely **"LIFE REPUBLIC SECTOR R5/5TH AVENUE - CANVAS/PHASE-I"**, lying and being at Village Jambhe, Nere and Marunji, Taluka – Mulshi, District – Pune vide its board resolution dated 23rd May 2024.

I, Suhas Mahajan, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Milind Kolte and Others are sole and absolute owners of the Larger Land and proposed project is a part of larger property. Kolte Patil Integrated Townships Limited has got valid and subsisting development rights from the aforesaid owners to construct building/s thereon. The title of the said project land is valid and development rights of the promoter has been duly investigated under the Search and Title Report issued by M/s. UDK & Associates dated 20/06/2024.

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 being land bearing Survey Nos. New 86 Part [Old Survey Nos. 118/1 Part ,120/3 Part , 121 Part], 118/1 Part , 120/1 Part, 120/2 Part and 121 part of Village Jambe, Pune 411057 is free from all encumbrances. Further there are no litigations pending in any court of law against the Promoter in respect of the Project Land.
3. That the time period within which the project shall be completed by promoter from the date of registration of project: 30th September 2029.



4. (a) For new projects:

That seventy per cent of the amounts realized 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.

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 have 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.



Deponent

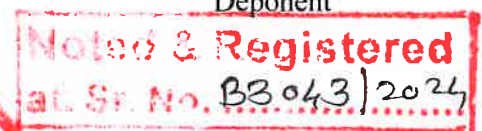
Verification

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 Pune on this 20th June 2024.



Deponent



BEFORE ME


GORAKH V. KIRVE
NOTARY
GOVT OF INDIA
REG NO 5511

21 JUN 2024