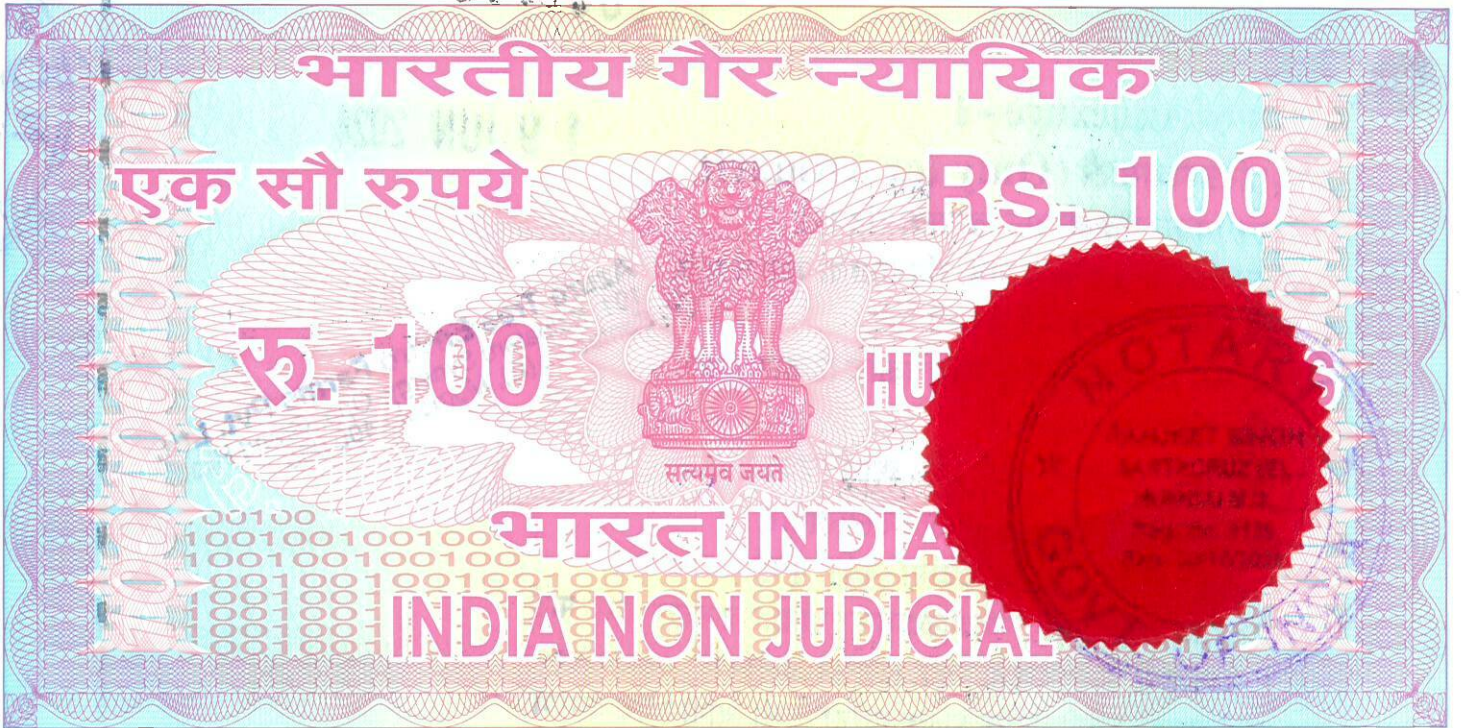
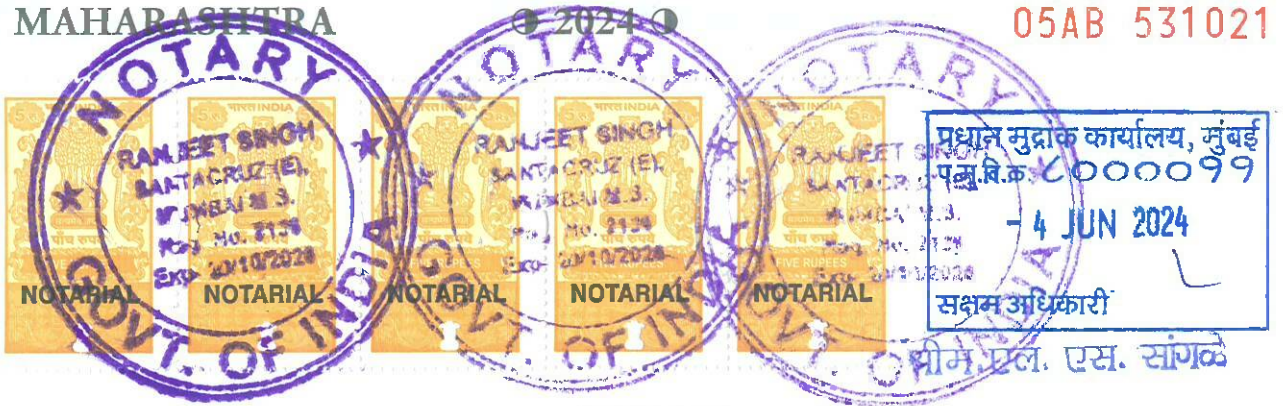




महाराष्ट्र MAHARASHTRA

2024

05AB 531021



FORM 'B'

[Rule 3 (6) of Rules]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Narendra Lodha, the authorised signatory, of **Azure Tree Enviro Farms Private Limited ("Promoter")**, a company incorporated under the provisions of the Companies Act, 1956 and existing under the Companies Act 2013, having its registered office at 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (East), Mumbai, Maharashtra 400 055, which company is the promoter of the real estate project known as **"Kalpataru Ardene" ("Project")**, being undertaken on all those pieces and parcels of freehold non-agricultural parcels of land admeasuring approximately 18.405 acres or thereabouts equivalent to 74,485.175 square meters or thereabouts out of lands admeasuring approximately 21.893 acres equivalent to 88,600 square meters or thereabouts bearing Gat Nos. 3/1A, 3/1B, 8, 9, 11, 12 and 28/2 and freehold non-agricultural parcels of lands admeasuring approximately 15.122 acres equivalent to 61,200 square meters or thereabouts bearing Gat Nos. 7, 10, 29 and 30 situate and lying at Village Khadaka, Taluka Hingna,

18189

जाडपत्र-१ / Annexure - I

19 JUN 2024

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक
२. मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही
३. खरवानाधारक मुद्रांक विक्रेत्याची सही
- व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता
- खरवाना क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. सांजन हर्षद बोंगाले
प्लॉट नं. १, बिल्डींग नं. ४, कॉलगेट मैदानासामोर,
मा. चिंचा मंदिसजवळ, खेरनगर, बांद्रा (पूर्व), मुंबई - ४०० ०५१.

५. नवीन कार्यलयसमोर / न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यासार्ह

६. संपत्तीची आवश्यकता नाही, (शासन आदेश दि. ०१/०७/२००१)

७. आपल्यासाठी ज्यांनी मुद्रांक शुल्क खरेदी केली त्यांनी तसेच कारणात

८. खरेदी केल्याप्रामुन ६ महिन्यात वापरणे बंधनकारक आहे.

Azure Tree Enviro Farms Pvt. Ltd.
101, Kalpataru Synergy, Opp. Grand Hyatt,
Santacruz (E), Mumbai - 400 055

District Nagpur. Mr. Narendra Lodha has been duly authorised by the Promoter vide Board Resolution dated 8th April, 2024.

I, 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 certain portion of 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 30th September 2026.
- 4) That seventy per cent of the amounts to be realised by Promoter for the 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
Azure Tree Enviro Farms Private Limited

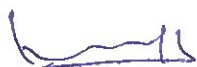


Verification

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 2nd day of July, 2024.

Deponent


Authorised Signatory of
Azure Tree Enviro Farms Private Limited



