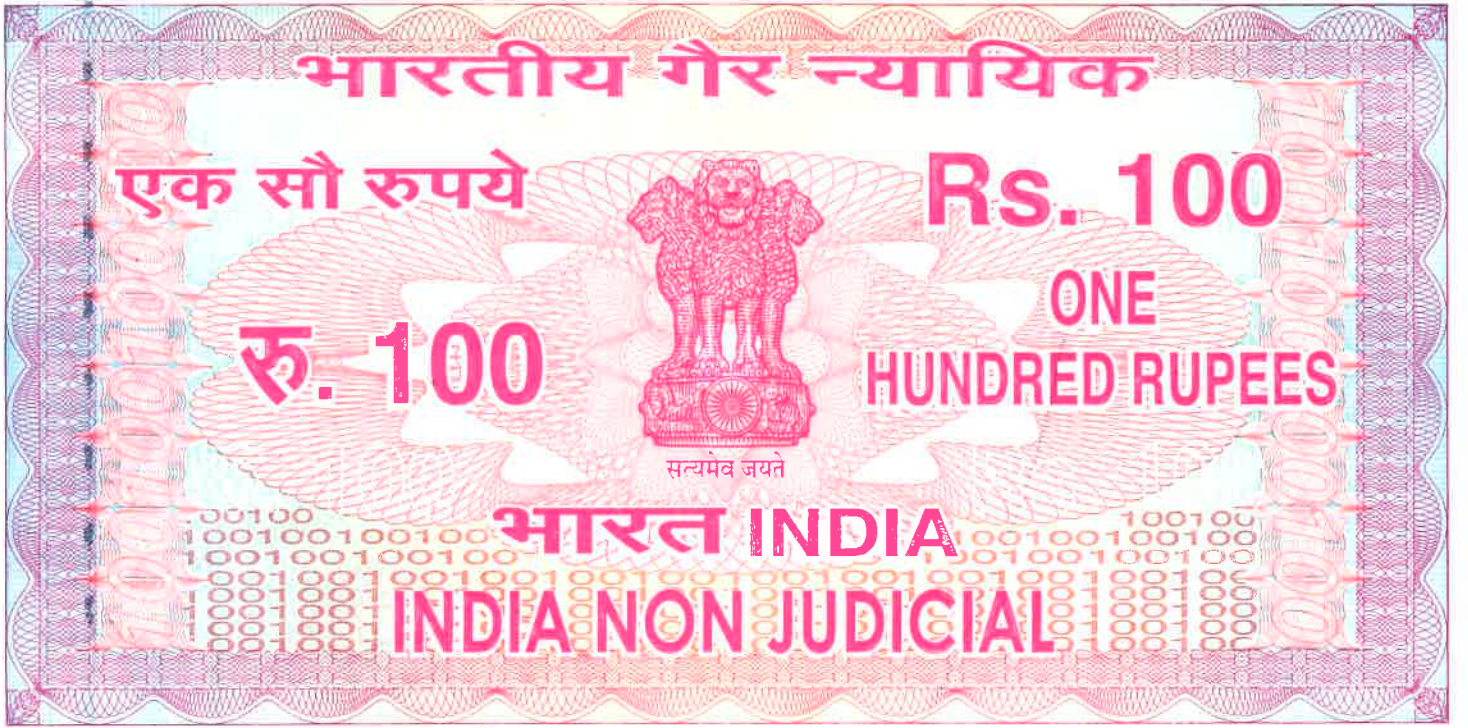




महाराष्ट्र MAHARASHTRA

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महाराष्ट्र शासनाच्या अधीन असलेल्या मुद्रांक विभागाच्या अधीन असलेल्या मुद्रांक कार्यालयात या मुद्रांक पत्रावर मुद्रांक लावण्यात येईल.

अनु.क्र. २८६६५ दि. २३/०९/२०२४ मु. शु. रकम. १००

दस्तावा प्रकार अ. क्र. ३०३/२०२४

दस्त नोंदणी करणारा आहेत का? होय/नाही.

निष्कर्षाची वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव कल्पतरु लि. लि.

पत्ता वाकरोवाडी पुणे

दुसऱ्या बक्षकाऱ्याचे नांव

हस्त लेखनीचे नांव व पत्ता लडविके नापकल पुणे येरवापुर

शुभांगी सुहास बनकर

परवाना क्र. २२०९९९७

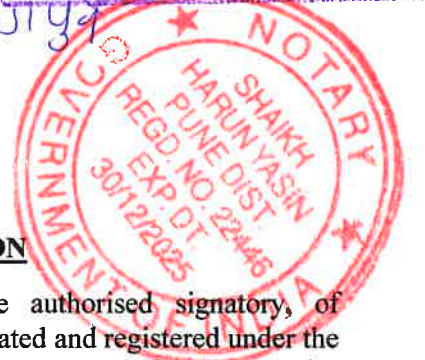
मुद्रांक विकत घेणाऱ्याची सही ९३४४ त्रिवाजीनगर, पुणे म. न. प. स. म. र. FORM 'B'

[RULE 3(6) OF RULES]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Jayant C. Oswal, the authorised signatory, of **KALPATARU LIMITED ("Promoter")**, a company incorporated and registered under the provisions of the Companies Act, 1956 and now governed by the provisions of the Companies Act, 2013, having its registered office at 91, Kalpataru Synergy, Opposite Grand Hyatt, Santacruz (East), Mumbai 400 055, being the promoter of the real estate project known as "**KALPATARU BLOSSOMS-TOWER 1**" ("**Project**"), being undertaken on land admeasuring 1395 square meters or thereabouts forming a part of Survey No. 31/32A/10B/2/10A/2A/13/Plot A (Old Survey No. 31/10A/2A, 31/10B/2, 31/13 and 32), lying being and situated at Village Vadgaon (Budruk), Taluka Haveli, District Pune, in the City and Sub-Registration District of Pune. Mr. Jayant C. Oswal has been duly authorised by the Promoter vide Letter of Authority dated 23rd September 2024.

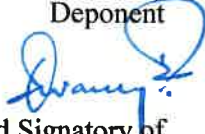
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I, Jayant C. Oswal, Authorised Signatory, duly authorised by the Promoter of the Project do hereby solemnly declare, undertake and state as under:

- 1) The Promoter has a legal title report pertaining to development rights in respect of the 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 31st March 2029.
- 4) That seventy percent 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 units, plot or building, as the case may be.



Deponent

Authorised Signatory of
Kalpataru 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 Pune on this 23 day of September, 2024.

Deponent

Authorised Signatory of
Kalpataru Limited



23 SEP 2024

NOTED & REGISTERED AT
Sr. No. 2028 Dt. 23 SEP 2024

