



महाराष्ट्र MAHARASHTRA

2024

DB 758505

जन्म १२९९६ दि २८/१२/२०२४ मु.शु. रकम ५००/-

दस्ताचा प्रकार प्रतिज्ञापत्र

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्गान

मुद्रांक विकत घेणाऱ्याचे नांव कोठारे पाथीर इंडीग्रीड २१ कनशिल्स लिमिटेड

पत्ता ट वामजती सिटी वे २०४२ कोठारे पाथीर रोड पुणे १५ JAN 2025

दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता अजित शिंदे सेवाने १०९६

मद्रांक विकत घेणाऱ्याची सही

सौ. विणा गोरख किरवे
परवाना क्र. २२०१०४९
वेलाळनगर, कोथरुड, पुणे-३८



AFFIDAVIT

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FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

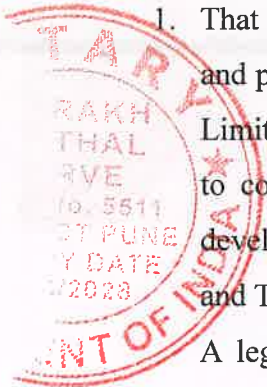
Affidavit cum Declaration of **Kolte-Patil Integrated Townships Limited (CIN: U70102PN2005PLC140660) ("Promoter")**, a Company duly incorporated and registered under the Companies Act, 1956, having its registered office at Survey No. 74, Marunji Hinjewadi-Marunji-Kasarsai Road, Taluka Mulshi, District Pune 411057 duly authorized by the promoter of the proposed-project namely "**LIFE REPUBLIC SECTOR R34/34th AVENUE – DUET/PHASE-I**", lying and being at Village Jambhe, Taluka – Mulshi, District – Pune vide its board resolution dated 23/05/2024.

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

1. That Mr. Rajesh Patil 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 27/01/2025 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. 126/ 1 (PART), 126 /2 (PART), 126 /2 /1(PART) of Village Jambe and Survey Nos. 26 / 2 (PART), 26 /4 (PART) of Village Nere, Taluka Mulshi, District Pune 411033 is free from all encumbrances save and except for the Civil M. A. 372/2022 between Govind





Salunkhe vs. Naresh Patil & 6 others, RCS 1689 of 2021 between Shivaji Salunkhe and 8 others and Kondiba Gaikwad and Others, SCS 265 of 2013 between Govind Salunkhe and 2 others and Kondiba Gaikwad and 6 others pending in Civil Court Pune and Writ Petition 7264 of 2022 between Balu Kedari and Others and State of Maharashtra and Others pending in Bombay High Court. Further, there is charge of Axis Bank Limited on the Project Land.

3. That the time period within which the project shall be completed by promoter from the date of registration of project: 31st December, 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.



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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.

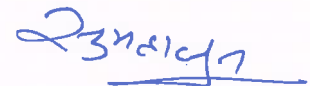


Deponent

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 27th January 2025.



Deponent



BEFORE ME


GORAKH V. KIRVE
NOTARY
GOVT. OF INDIA

28 JAN 2025



