



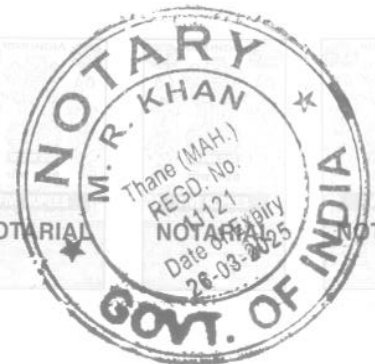
महाराष्ट्र MAHARASHTRA

2021

ZE 185269



28 OCT 2021



FORM B

AFFIDAVIT CUM DECLARATION

I, **Anupam Verma**, Authorized Signatory of M/s. Kapstone Constructions Private Limited having its office address as 702, Natraj, M. V. Road Junction, Western Express Highway, Andheri (E), Mumbai 400 069 duly authorized vide a Resolution dated 28th September 2017 by Kapstone Constructions Pvt. Ltd., hereinafter referred to as 'the Promoter' of the proposed project, do hereby solemnly state, declare, undertake as under:



Anupam Verma

जोडपत्र - २

मुद्रांक दिवशी मॉन्ट्री

मनुक्रमांक 239711 दिनांक

29 OCT 2021

दस्तावा पत्र

दस्त नोंदणी क्रमांक को ?

लेव/मही

मिळकतीचे मालकत्वात राहिले -

मुद्रांक विकत घेणाऱ्याचे नांव -

हस्त अस्तव्यास त्याचे नांव,
पत्र व सही -

दुसऱ्या बसकाराचे नांव -

मुद्रांक शुल्क मळकन -

मुद्रांक विक्रेत्याची सही - (शंकर साठेबराब नमून)

मुद्रांक विक्रीचे ठिकाण/पत्ता - ठाणे जिल्हा सत्र न्यायालय

ठाणे (प.) - ४०० ६०९.

परवाना मुद्रांक क्रमांक - १२०९०३९

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी
त्याच कारणासाठी मुद्रांक खरेदी केल्याप्रमाणे
६ महिन्यात वापरणे बंधनकारक आहे.

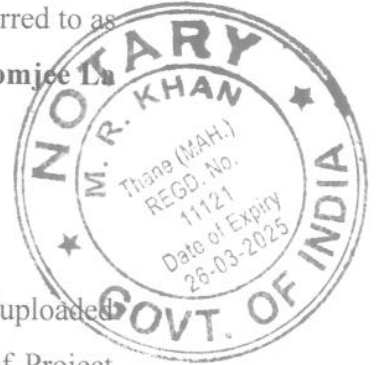


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1. That the Promoter i.e. Kapstone Constructions Private Limited has a legal title report to the land admeasuring 2794.3 sq. m. lying and being part of Survey No. 30/2, 30/3, 30/5(pt), 30/6(pt), 30/7 & 329/2(pt) of Village Majiwade, Taluka and District Thane (hereinafter referred to as the said land) on which the development of the project "**Rustomjee La Familia- Wing A**" ("the Real Estate Project") is proposed.

AND

a legally valid authentication of title of such land is provided/uploaded by the Promoter with Form A- Application for Registration of Project with the Maharashtra Real Estate Regulatory Authority ("Authority").

2. That details of encumbrances including dues and litigations, details of any right, title, interest or name of any party in or over such land, along with details thereof with respect to said land are provided/uploaded by the Promoter with Form A- Application for Registration of Project with the Authority.
3. That the time period within which the project shall be completed by me/Promoter from the date of registration of project is 60 months; i.e. **31.12.2026.**
4. That For the project :
 - (i) seventy per cent of the amounts realized by the 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,



Amfan Venz

Amfan Venz

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.

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 has 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.

For **Kapstone Constructions Private Limited**



Anupam Verma
(Authorised Signatory)
Deponent

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 ____ day of December, 2021

BEFORE ME

For **Kapstone Constructions Private Limited**


Mohammed Rauf Farook Khan
B.Com., LL.M
ADVOCATE & NOTARY - GOVT. OF INDIA
Off. : 108-A, Harmony Tower, Court Naka, Thane (W)

NOTED & REGISTERED

Sr No., 6248/2021 Date - 1 DEC 2021


Anupam Verma
(Authorised Signatory)
Deponent