



महाराष्ट्र MAHARASHTRA

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TK 484017

11 MAY 2018

मु.क्र. 2218
मु.शु.रक.नं. 1.00
प्राप्तकर्ता: A. B. Shelkar
नॉटरी: A. B. Shelkar
मुद्रांक विफल चेक/पत्रिका: E. P. O. C. Estate
पता: Dhankar, Pune
दुसऱ्या पक्षकाराचे नांव: Sagar Kore
हस्तो व्यवस्थित केलेले पत्रिका: Sagar Kore
नॉटरी: सौ. आश्विनी डी. पाटसकर
परवाना क्र. 2209933
दफतर क्र. 454/अ, डेकन लिमिटेड, पुणे-8



AFFIDAVIT CUM DECLARATION

[Handwritten signature]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of EPOCH ESTATE through its authorize partner, Mittal Brothers Pvt. Ltd through its Director Mr. Sunil G. Mittal promoter of the proposed project at S.No. 23/2, Dhanori, Pune duly authorized by the promoter of the proposed project.

I, Mr. Sunil G. Mittal promoter of the proposed project/duly authorized by the promoter of the proposed phase do hereby solemnly declare, undertake and state as under:

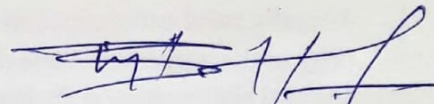
1. EPOCH ESTATE have/has a legal title Report to the land on which the development of the proposed phase is to be carried out.

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 phase is enclosed herewith.

2. That the period the project shall be completed by promoter from the date of registration of project is June 2022.
3. For ongoing project on the date of commencement of the Act, that seventy per cent of the amounts to be realized hereinafter 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.
4. That the amounts from the separate shall be withdrawn in accordance with Rule 5
5. That I/the promoter shall get the accounts audited within six months after 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 phase have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

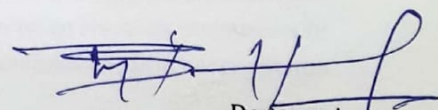
6. That I/the promoter shall take all the pending approvals on time, from the competent authorities for the project.
7. That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section(2) of section 4 of the Act and under rule 3 of rules, within seven days of the said changes occurring for the project.
8. That I/the promoter have/has furnished such other document as have been prescribed by the regulations made under the Act.
9. That I/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 any correct and nothing material has been concealed by me there from Verified by me at _____ on this _____ day of _____




Deponent

BEFORE ME


PRAKASH H. PARDESHI
NOTARY, GOVT. OF INDIA
PUNE DISTRICT



NO FRI AND REGISTERED AT
S-RIA NUMBER 647/2008

14 MAY 2018