



महाराष्ट्र MAHARASHTRA

2017, जोडपत्र - २

SA 685698



5-5-2017



मुद्रांक दिती नोंदणी
अनुक्रमांक 20139 दिनांक 16 MAY 2017
वस्तुचा प्रकार -
दस्त नोंदणी करणार आहे का ?
मिळकतीचे दस्तऐवज वर्णन -
मुद्रांक विकत घेणाऱ्याचे नांव - Vinay Kedia
दस्त अस्तित्वात त्यांचे नांव, पत्ता व सही - Arun
दस्तावेज पहावयाचे नांव -
मुद्रांक शुल्क रक्कम - 100/500
मुद्रांक विक्रेत्याची सही-(निधिन य. मांजरेकर).....
मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा झेरॉक्स/टावरिंग सेंटर
दुकान नं. १४, भवानी मार्केट, कलेक्टर ऑफीस फ्लॉक, ठाणे (प.)-४०९.
परवाना मुद्रांक क्रमांक - 9209090

ज्या करणाऱ्याने ज्यांनी मुद्रांक जरीवी देण्या संबंधी त्याम कारणास्तरी
मुद्रांक खरेदी विक्रीप्राप्त ६ महिन्यात करणे सं जकारक आहे.

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vinay S. Kedia, Director of Prescon Realtors & Infrastructures Pvt. Ltd. (promoter) duly authorised by the Promoters vide its resolution dated 09/05/2017.

I Vinay S. Kedia duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Vinay S. Kedia

Vinay S. Kedia

Deponent



1. That Prescon Realtors & Infrastructures Pvt. Ltd. has a legal title report to the land on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement & Power of Attorney between such owner and promoter for development of Real Estate Project is enclosed herewith form "A".

2. That the promoters have taken loan from Indiabulls Housing Finance Ltd. to fund the construction activities of the project. To secure to the institution repayment of the amount so advanced by the bank the promoter have executed a mortgage of the said larger land in favour of the institution details of encumbrances including dues & litigation, any right, title, interest in or over such land are enclosed herewith form "A".
3. That the time period within which the project shall be completed by promoters from the date of registration of project is December 2019.

4. (a) For ongoing project on the date of commencement of the act.

- (i) That the seventy percent of the amounts to be realised hereinafter by me 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 shall be used only for that purpose.

5. That the amounts from the separate account shall be withdrawn in accordance with rule 5 of Maharashtra Real Estate (Regulation & Development) Rules 2016.
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 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 authorities 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 have furnished such other documents as have been prescribed by the rules & 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.



Depon

Deponent



VERIFICATION

The contents of my above affidavit cum declaration are true & correct and nothing material has been concealed by me therefrom.

Verified by me at Thane on this 23rd day of May 2017



Deponent

BEFORE ME

Rajani Pathak

B.Sc., LL.M.

NOTARY & ADVOCATE

1st Floor, Vision Business Centre,

Bhiwandiwa Terrace,

Adjacent to Court, Thane.

Ph.: 25340935, 9821138766, 9930538766



NOTED & REGISTERED

Sr. No. A 9034/12

23 MAY 2017