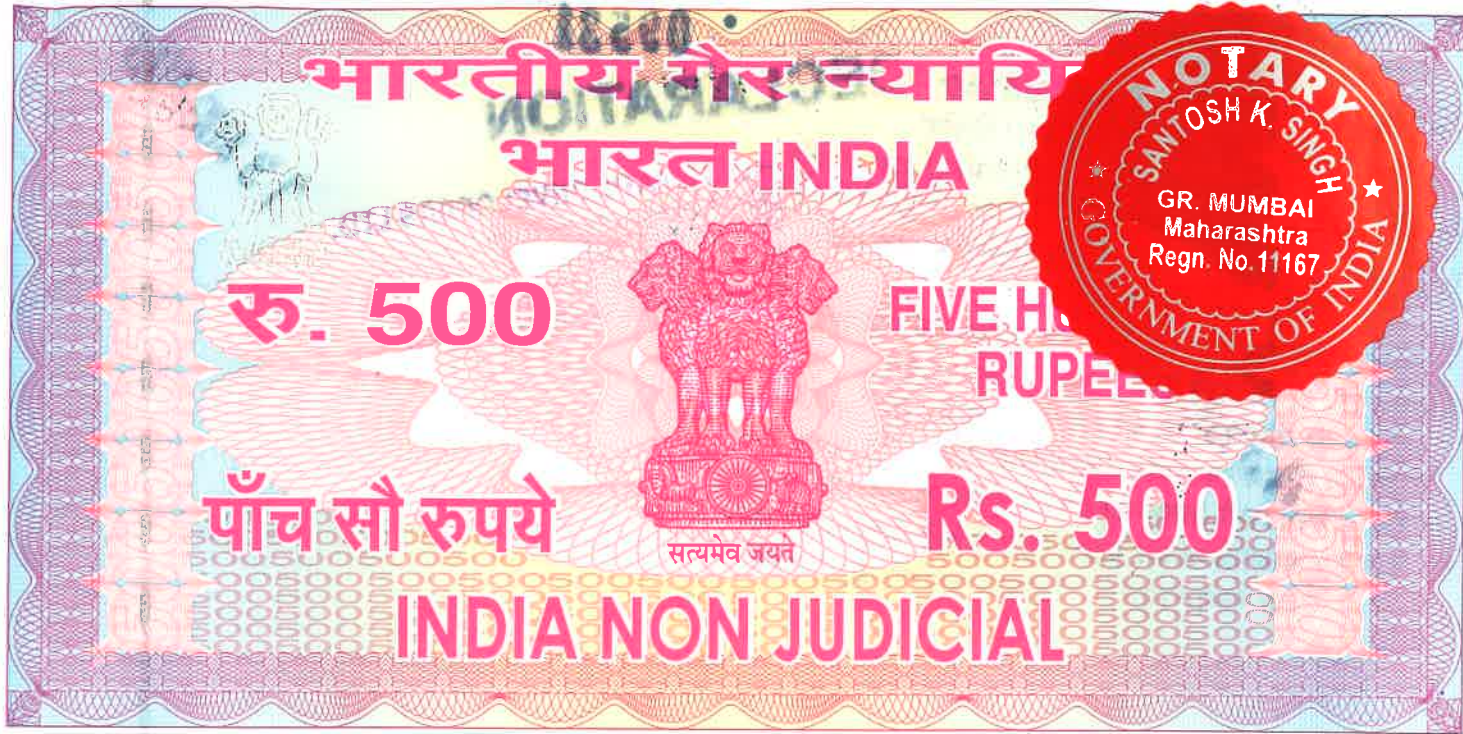




महाराष्ट्र MAHARASHTRA

2025

EB 987102



प्रधान मुद्रांक कार्यालय, मुंबई
प.म. ति. क्र. 1000099
- 5 AUG 2025
सक्षम अधिकारी

श्री. विनायक जाधव

AFFIDAVIT

09531

Annexure - 1

DECLARATION

प्रतिज्ञापत्रासाठी / Only for Affidavit

मुद्रांक विक्री नोंदवही अनुक्रमांक / दिनांक

मुद्रांक विकत घेणाऱ्याचे नाव, रहिवासाचा पत्ता व सही

परवानाधारक मुद्रांक विक्रेत्याची सही.

परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

मुद्रांक क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण : श्री. कांचन हर्षद बोंगाळे

नं. २, बिल्डींग नं. १, बंधनस्थान दादरा (पूर्व), मुंबई - ४०००५१.

मुद्रांक विक्रीचे ठिकाण : न्यायालय समोर, प्रतिज्ञापत्र सादर करणेसाठी

मुद्रांक कागदाची आवश्यकता नाही, (शासन आदेश दि. ०१/०७/२००४ नुसार)

मुद्रांक विक्रीसाठी ज्यांनी मुद्रांक शुल्क खरेदी केली त्यांनी त्याच कारणासाठी

खरेदी केल्यासून ६ महिन्यात वापरणे बंधनकारक आहे.

KOLTE PATIL DEVELOPERS LTD.
304 A Wing, The Capital,
Plot No C70, G Block,
Bandra Kurla Complex,
Bandra (East), Mumbai- 400051.





FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Kolte-Patil Developers Limited**, a public limited company incorporated and registered under the provisions of the Companies Act, 1956, and existing under the Companies Act, 2013, having its branch office at 304, 3rd Floor, Wing A, The Capital, 304, G Block BKC, Bandra East, Mumbai, Maharashtra 400051, through Mr. Mahendra Chauhan, duly authorized by the Promoter of the proposed project namely "Serenova", vide its resolution dated 24th May, 2024.

I, Mr. Mahendra Chauhan, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Laxmi Ratan Co-Operative Housing Society Ltd ('landowner') has the ownership rights of the land and they have/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 copies of the agreement between landowner and Promoter for development of the real estate project is enclosed herewith.

2. That the project land being the land bearing Plot no. 142/1/B of Survey No. 142 bearing corresponding CTS No. 832/9 admeasuring 3240 sq. mtrs or thereabouts and building no. 9 standing thereon situate, lying and being at Village Ambivali, Taluka Andheri, Versova in the Registration Sub-District District Mumbai City and Mumbai Suburban is free from all encumbrances and litigations.



3. That the project shall be completed by Promoter in the stipulated time as mentioned in the registration of project: 31st May, 2029.
4. (a) For new projects:

That seventy per cent of the amounts realised 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.

~~(b) For ongoing project on the date of commencement of the Act~~

(i) ~~That seventy per cent of the amounts to be realised 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.~~
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 requisite approvals from time to 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 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 or building, as the case may be.



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 15th day of August, 2025.



BEFORE ME

SANTOSH K. SINGH
NOTARY
MAHARASHTRA
(Govt. of India)

Register No. 2089
Santosh K. Singh 4 AUG 2025