

महाराष्ट्र MAHARASHTRA

● 2017 ●

SE 597452

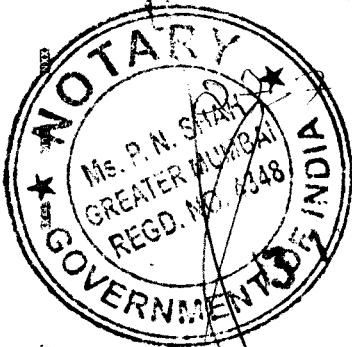


जिल्हा कोषागार कार्यालय,

थाने

27 JUL 2017

लिपिक / लिपिक



31 JUL 2017

उद्दिष्ट

मुद्रांक किंदा घोषित

अनुक्रमांक 68980

प्रस्ताव प्रकार

प्रस्ताव नोंदणी करणार आहे का ?

विद्यमानतेचे कोटेशन दर्ज -

मुद्रांक विकत घेणाराचे नाव

हस्त लेखन/मुद्रांक नोंदणी, V. B. LANE,

पत्ता व स्थान - CHATKOPAR (EAST),

MUMBAI - 400 077.

मुद्रांक विकत घेण्याचे आदेश

मुद्रांक शुल्क रक्कम - 100/-

मुद्रांक विकत घेण्याची रक्कम (मुद्रांक)

मुद्रांक विकत घेण्याची रक्कम (मुद्रांक)

मुद्रांक न. 38, अक्षांश 18° 12' 30" उत्तर, देशांतर 72° 47' 30" पूर्व

परवाना मुद्रांक प्रमाणित करणारा

मुद्रांक नोंदणी करणारा

मुद्रांक नोंदणी करणारा

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मुद्रांक नोंदणी करणारा

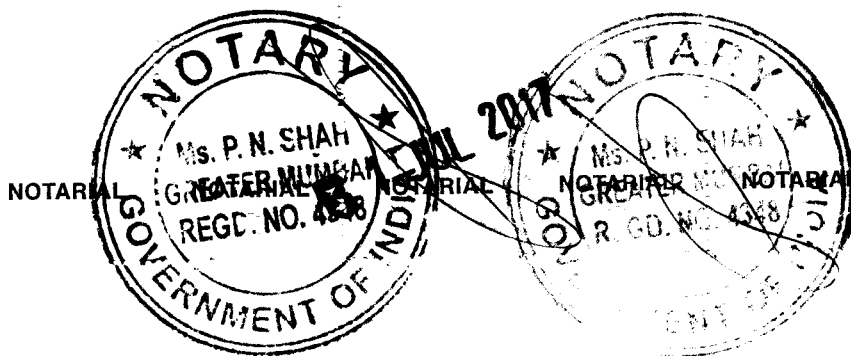
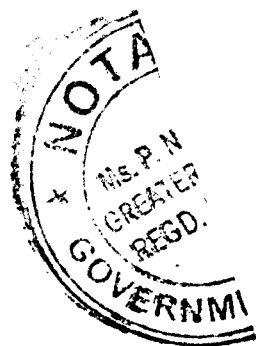
मुद्रांक नोंदणी करणारा

FROM "B"

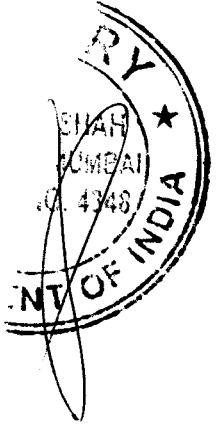
Declaration supported by an Affidavit, which shall be signed by the PROMOTER or any person authorized by the PROMOTER.

AFFIDAVIT CUM DECLARATION OF MR. KISHORE D. PATEL, DIRECTOR OF THE PROMOTER COMPANY OF THE PROPOSED PROJECT.

I, Mr. Kishore Danabhai Patel, Director of the Promoter Company of the proposed project do hereby solemnly declare, undertake and state as under:

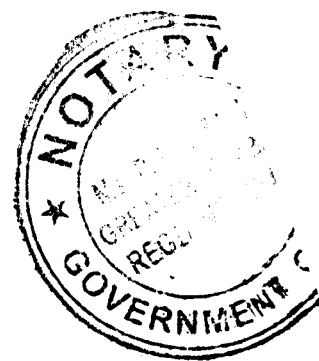


JUL 2017



1. That the Promoter have/has a legal title Report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the total area of the said Original Property is admeasuring 1783.50 Sq. Meters as per the Property Card, out of which 227.60 Sq. Meters is required to be handed over to the M.C.G.M. against D. P. Road / Road Widening. Therefore, the net area of the said Original Property available for development is admeasuring 1555.90 Sq. Meters.
4. As per the approved plans, total R. G. provided is 233.56 Sq. Meters out of which Paved R. G. Provided is 233.56 Sq. Meters. Hence balance R. G. Provided on ground is 233.56 Sq. Meters, and on podium top is 0 Sq. Meters.
5. The Promoters have evolved a scheme of development of the said Property by proposing to construct Building having two Wings. The Wing "A" is proposed to be consisting of 02 Nos. of Basements, 03 Nos. of Shops on the Ground Floor, 01 No. of Commercial Premises on the First and Second Floors each, 05 Podiums over the Ground Floor, 10 Nos. of Upper Floors with residential premises. The Wing "B" is proposed to be consisting of 02 Nos. of Basements, 01 Stilt on the Ground Floor, 08 Nos. of Upper Floors with residential premises.
6. The Promoters have observed and performed all the terms and conditions of the concerned local authorities and/or the Government and accordingly obtained (i) IOD bearing No.: CHE/ES/2000/N/337(NEW), dated 28/10/2016 in respect of the building "Kailas Nagar", (ii) Commencement Certificate bearing No. CHE/ES/2000/N/337(NEW), dated 05/01/2017.
7. The Promoters have now commenced the construction of the building "Kailas Nagar" consisting of 02 Wings, on the portion of the said Property ("**Real Estate Project**"), which is being registered as a Real Estate Project.
8. That the Promoter have proposed to construct certain common amenities including the Gym/Club on the said Property. These amenities are common for only the Wing "A" and shall be for the benefit of the occupants of the Wing "A" only, of the said Development.
9. That the time period within which the Wing "B" shall be completed is 36 months from the date of the Promoter receiving Commencement Certificate in respect thereof from the M.C.G.M., and Wing "A" shall be 60 months from the date of the Promoter receiving Commencement Certificate in respect thereof from the M.C.G.M.
10. That the entire amount to be realised hereinafter by 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
11. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

*[Handwritten signature]*



12. That I/Promoter shall get the account audited within six months after the end of every financial year by a practising Chartered Account, and shall produce a statement of accounts duly certified and signed by such practising 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.

13. That I/the Promoter shall take all the pending approvals on time, from the competent authorities.

14. 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 these Rules, within seven days of the said changes occurring.

15. That I/the Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

16. That I/the Promoter shall not discriminate against any allottee at the time of allotment of apartment, plot or building, as the case may be.



Mr. Kishore Danabhai Patel  
Director of DKP Designers & Creators Pvt. Ltd.

Verification:

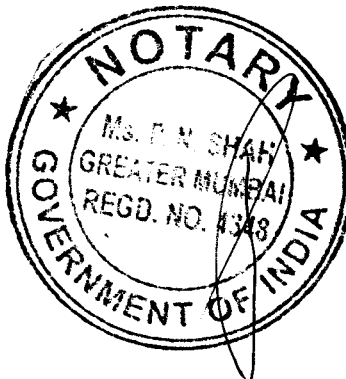
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 31 JUL 2017.



Mr. Kishore Danabhai Patel  
Director of DKP Designers & Creators Pvt. Ltd.  
(Deponent)

BEFORE ME



31 JUL 2017  
Ms. P. N. SHAH  
ADVOCATE & NOTARY  
28, Kumar Ch. Hsg. Soc.  
Station Road, Vikhroli (W),  
Mumbai 400 079.  
Mob. 9324087166

31 JUL 2017

NOTED & REGISTERED  
Sr. No. 968/17 23