



महाराष्ट्र MAHARASHTRA

2017

SH 370119

अनु. क्र. २६५५ दि. २७/७/२०१७  
दस्तावेज प्रकार: ४१२११२  
दस्त नोंदणी बाबत आदेश का ? होय/नाही.  
मिळवणीचे कारण:  
मुद्रांक क्र.: D-5-16/11/2017  
पत्ता: ४०५, १००, ३१/५/२०१७  
दस्तावेज क्र.: १६२२२  
हस्तोत्तरात केलेले नोंदणीचे कार्य



शरद रामचंद्र कलकर्णी  
मुद्रांक विभाग येथील सही  
पुणे न्यायालय  
पत्रक्रमा क्र. २२०१११९  
जिल्ह्यात कोर्टाच्या अखत्यारीत, शि. नगर, पुणे-४११००५  
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी याच कारणासाठी  
मुद्रांक खरेदी केलेल्यामुळे द मतिमत्ता नोंदणीचे कार्य पूर्ण झाले.



AFFIDAVIT CUM DECLARATION

FORM 'B'

DECLARATION, SUPPORTED BY AND AFFIDAVIT WHICH SHALL BE SIGNED BY THE  
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Hemanti Deepak Kulkarni President of D S Kulkarni Developers Ltd promoter of the proposed project/ duly authorized by the promoter of the proposed project **DSK VEDANT**, vide its/his/ their authorization dated 19.06.2014.

I, Mrs. Hemanti Deepak Kulkarni President of D S Kulkarni Developers Ltd promoter of the proposed project / duly authorized by the promoter of the proposed project **DSK VEDANT** do hereby solemnly declare , undertake and state as under :

1 That I / promoter have / has a legal title Report to the land on which the development of the project **DSK VEDANT** is proposed

And

Legally valid authentication of title of such land along with and authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith .

2. That the project land is free from all encumbrances.

A. RTS Appeal bearing no. 136/2012 before SDO, Haveli, Pune

B. Sp. C. S. No. 758/2010 before Civil Judge Sr. Div. Pune.

C. R.C.S. No. 1881/2015 before Civil Judge Jr. Div. Pune.

D. That there is project finance, of ICICI BANK LTD on the said land.

3. That the time period within which the project **DSK VEDANT** shall be completed by me/ promoter from the date of registration of project April 2021.

4. For ongoing project on the date of commencement of the Act

That Seventy per cent of the amounts to be realised hereinafter by me / promoter for the for the real estate project from the allottees, from time to time , shall be deposited in a separate account to be maintained in 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 I / 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 Account, and it shall be verified during the audit that the amounts collected **DSK VEDANT** have

been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project **DSK VEDANT**.

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

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

10. That I / the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot 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 there from.

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.



**BEFORE ME**

**SUNIL LAXMAN KHERUD**  
NOTARY, GOVT. OF INDIA  
PUNE DISTRICT (MAHARASHTRA)  
REGN. NO. 4996/07  
NOTED & REGISTERED NO. 202

29 JUL 2017

**SUNIL LAXMAN KHERUD**  
Notary Govt. Of India  
532, Guruwar Peth,  
Gauari Ali, Pune-411042.  
M-9371830361

