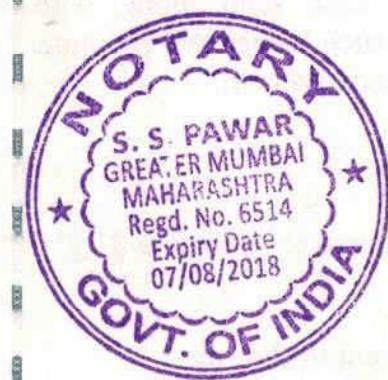




महाराष्ट्र MAHARASHTRA

● 2017 ●

SE 171408



This document is noted at
Sr. No. 169/2017
in the Notarial Register

प्रधान मुद्रांक कार्यालय, मुंबई
प. सु. वि. क्र. ८००००२०

- 6 JUN 2017

संकेत अधिकारी

श्री. सु. का. पाटील

Affidavit cum Declaration

I, Mr. Sushil W Kangane, Director of M/s REFAB CONSTRUCTION (INDIA) PVT LTD, promoter of the proposed project / duly authorized by the promoter of the proposed project - Kunfayakun Co Operative Housing Society ltd situated at plot bearing CTS No. 21/A/3, Village Pahadi Goregaon (East), Taluka Borivali, Behind Municipal Hospital, Near Mahindra Housing Colony, Haji Bapu Road, Devchand Nagar (Govind Nagar) Malad (East), Mumbai 400097.

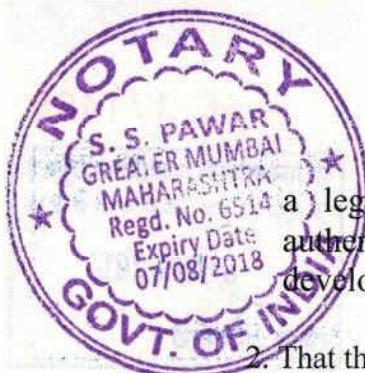
I, Mr. Sushil W Kangane, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed

AND

लोकपत्र - १ Annexure - 1
 कक्षत प्रतिज्ञापनासाठी Only for Affidavit
 मुद्रांक विकल घेणाऱ्यांनी जावे _____
 मुद्रांक विकल घेणाऱ्यांनी राखले वाचावे _____
 मुद्रांक विकल घेणाऱ्यांनी जावे _____
 ReFAB CONSTRUCTION (INDIA) PVT. LTD.
 Waman House, Plot No. 180, Sector 5,
 Jain Mandir Marg, C.O.P. Sanskrat Vidyalay,
 Charkop, Kandivali (W), Mumbai - 400067.
 दिनांक: 

--2--



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 project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the promoter undertake to complete the project on or before 31-01-2018 from the date of registration of project.
4. For ongoing project on the date of commencement of the Act –
That seventy per cent of the amounts 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 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 pending approvals on 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 has 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, plot or building, as the case may be

FOR ReFAB CONSTRUCTION (INDIA) PVT. LTD.



DIRECTOR

Deponent.

Verification

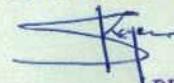
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

29 JUL 2017

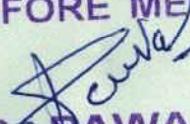
Verified by me at MUMBAI on this 29 day of 2017.
Identity verified from
original Pan Card No. AAGPK3232N



FOR ReFAB CONSTRUCTION (INDIA) PVT. LTD.



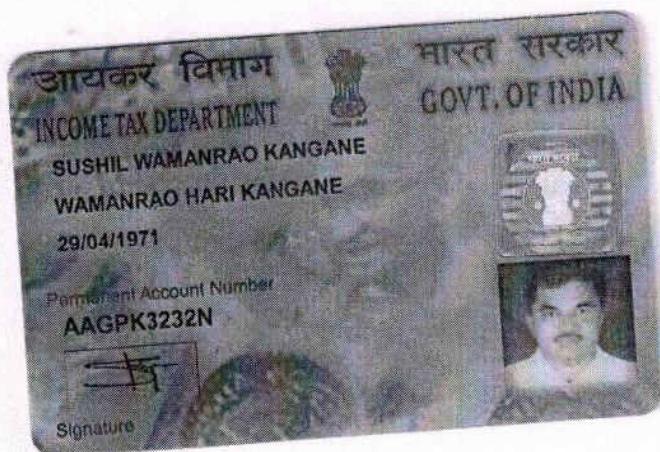
DIRECTOR

BEFORE ME
 29/7/17

S. S. PAWAR
B.A. Dip. A.M., LL.B.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
230/1, ANKUR SECTOR NO. 2,
R.S.C. 3, CHARKOP,
KANDIVALI (W), MUMBAI-400067.

29 JUL 2017





SK

