



श्रीमती सुषमा चव्हाण

FORM 'B'

[See rule 3(6)]

Declaration, Supported by An Affidavit, which shall be signed by the Promoter
or any Person Authorised by The Promoter

Affidavit cum Declaration

Affidavit-cum-declaration of Mr. Chandan Prakash Kadam Director of M/s. Kratee Infracon Pvt. Ltd., being Constitute Power of Attorney of Landowner and Promoter of the proposed project 'Park West' duly authorised by the Promoter of the said proposed project 'Park West', vide its/his/their resolution dated 11.11.2022.

Prakash

मुद्रांक दिवस घोषणाचाले जात

मुद्रांक विगत भोग्यायै रहितवर्त्त पत्ता

मुद्रांक विक्रयस्थली जहाँ वहाँ अनु. रत्नांक

KRATEE INFRACON (P) LTD.
12 GOPAL BHAVAN,
MUMBAI - 400 002

749 42, GOPAL BHAVAN,
199, S. G. MARG, MUMBAI - 400 002

400 002
26 SEP 2023

मुद्रांक विकत घेणाऱ्याची मारी

मुद्रांक विकत घणायोनी वता
परधाना क्रमांक : ८००००२४

परधाना क्रमांक : ८००००२४

एम्प्लोजेड कोर्ट, महापालिका मार्ग, काठमाडौं २०० ००९.

एस.एल.जेड कॉलेज, कल्याणलिया, ता. कल्याण, जिल्हा ठाणे
 प्रा.स.जी. कल्याणलिया/न्यायालयीन प्रक्रिया सार कल्याणली मुद्रांक
 दि. ०३/०७/२००४) नुसार

शासकीय कार्यालय, काशी (आगत दि. ०१/०१/२००४) मुद्रा
कागदाची आवश्यकता नाही (आगत दि. ०१/०१/२००४) मुद्रा

ज्या कारणासाठी ज्यांना मुद्रांक देण्यात येऊन त्यांचे स्वाक्ष्य काढण्यासाठी मुद्रांक ठरले.

केन्द्रीय मन्त्रालय, नई दिल्ली



I, Mr. Chandan Prakash Kadam Director of M/s Kratee Infracon Pvt Ltd, being Constituted Power of Attorney of the proposed project 'Park West' duly authorised by the Promoter of the said proposed project 'Park West', do hereby solemnly declare, undertake and state as under:

1. That, **Amit Darshan Co-Operative Housing Society Limited** have a legal title report to the land, Societies given Constituted Power of Attorney to Promoter **M/S Kratee Infracon Pvt. Ltd.** 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 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 time-period, within which the project shall be completed by the promoter from the date of registration of project is **30/06/2027**.
4.
 - a. For new projects :-

That seventy percent of the amounts realised by me/Promoter for the real estate project from the Allottee, 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.

- b. For ongoing project on the date of commencement of the Act:

- i. That seventy percent of the proportionate 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.

OR

- ii. That entire of the amount 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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



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 I/the Promoter shall take all the pending approvals on time, from the competent authorities.
8. 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.
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 allottee at the time of allotment of any apartment, plot or building, as the case may be.



Mr. Chandan Prakash Kadam (Power of Attorney Holder)
Deponent

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 day _____


Mr. Chandan Prakash Kadam (Power of Attorney Holder)
Deponent



BEFORE ME


S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist

07 NOV 2023

