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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

ONE HUNDRED RUPEES

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2018 ◐

UD 535728

12 MAR 2019

आर. डी. शिंदे स्टॅम्प वेंडर
कोर्ट आवार, नाशिकरोड
लायसन्स नं. ३२/९१

This Document Noted &
Registered at Sr. No. 1157/2019
& Contains 03 Pages
on Dated: 26/03/2019

NOTARY S. P. BORADE NASIK DIST. AREA (MAHARASHTRA) REG. No. 4750 GOVT. OF INDIA

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FORM 'B'

Affidavit cum Declaration

NOTARY
S. P. BORADE
NASHIK DIST. AREA
(MAHARASHTRA)
REG. No. 4750
GOVT. OF INDIA

Affidavit cum Declaration of **Karda Constructions Limited**, a public limited company having registered office at 2nd Floor, Gulmohar Status above Business Bank, Samarth Nagar, Nashik - 422005 Maharashtra promoter of new project '**Hari Krishna Phase IV**' situated at **S No 44/1,CTS No 6825, Deolali, Nashik, Maharashtra-422101** through it's duly authorized signatory, **Mr. Naresh Karda, Age: Adult, Occupation : Business, Address : 4, Karda House, Anand Nagar, Nashik Road, Nashik-422101**, vide authorization dated 10th June,2017.

I, Mr. Naresh Karda, being authorised 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 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 is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is on or before 30th November, 2022.

4. That entire 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, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 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.

Mr. Naresh Jagumal Karda

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 on this 26th day of march 2019

Mr. Naresh Jagumal Karda

Deponent

NOTARY
S. P. BORADE
NASHIK DIST. AREA
(MAHARASHTRA)
REG. No. 4750
GOVT. OF INDIA

BEFORE ME

SAHEBRAO P. BORADE
Advocate & Notary, Govt. of India
Off 3. Ishwar Sankul-B. Behind
Regimental Plaza. Nashik Road