

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑ जोडपत्र - २ SE 693214

जिल्हा कोषागार कार्यालय, ठाणे
25 JUL 2017
मुद्रांक प्रमुख लिपीक / लिपीक

Ketan B. Patel

मुद्रांक विक्री नोंदवही अनुक्रमांक 57780 दिनांक 26 JUL 2017.
दस्ताचा प्रकार - AH
दस्त नोंदणी असणार आहे का ? होय/नाही
मिळकतीचे थोडक्यात वर्णन -
मुद्रांक विकत घेणाऱ्याचे नांव - Ketan Babulal Patel
हस्ते असल्यास त्याचे नांव, पत्ता व सही - Member
कुणाच्या पक्षकाराचे नांव -
मुद्रांक शुल्क रक्कम - 100/500
मुद्रांक लिहिणाऱ्याची सही-(निखिल य. गांजरेकर)
मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा इंटरनॅशनल/होल्डिंग सेंटर
दुकान नं. ३४, अग्रवाल मार्केट, कलेक्टर ऑफीस जवळ, ठाणे (प.)-४०१.
मुद्रांक क्रमांक - 920909

FORM 'B'

[See rule 3(6)]

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

NOTARY
SUJATA V. JOSHI
Dist. Thane (M.S.)
Regn.No.10293/13
GOVT. OF INDIA

Affidavit cum Declaration

Affidavit cum Declaration of ~~Mr~~ /~~Ms~~. **Ketan Babulal Patel Co-Promoter** of **KARRM INFRASTRUCTURE PRIVATE LIMITED** (promoter) of the proposed project Karrm Gardens situated on land bearing Survey No. 139/2, 140/7C and 151/1A admeasuring about 16679 sq. meters lying, being and situated at Village Chikhloli, Taluka Ambernath, District Thane have authorized the promoter of the proposed project, vide its/his/their authorization dated 26th July,2017.

Ketan B Patel

I, **Mr. Ketan Babulal Patel Co-Promoter** of **KARRM INFRASTRUCTURE PVT LTD** (promoter) of the proposed project Karrm Gardens / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That ~~I~~-/ promoter have a legal title Report to the land on which the development of the project is proposed

Ketan B Patel

~~OR~~

~~_____ have/has a legal title Report to the land 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.~~

OR

M/s. Karrm Infrastructure Pvt. Ltd executed Deed of Mortgage dated 27th November, 2014 with Dewan Housing Finance Corporation Ltd for PROJECT FINANCE of Karrm Residency project and have mortgage land bearing Survey No 166/1/1, 166/1/2, 166/2, 167/1, 167/2, 169/2, 170, 172/1, 172/2/1(Part), 172/2/2 (Part), 172/2/3, 172/2/4, 172/2/5, 172/2/6, 172/2/7, 172/2/8, 173/1/1, 173/1/2, 178/15, and 179/5, admeasuring total area 46 Acres 10 Gunthas and unsold Flats/Units to be constructed on the said Project. The said Deed of Mortgage was duly registered at the Sub Registrar office Shahapur bearing registration no. SHP/6510/2014 dated 27th November, 2014. Further the M/s Karrm Infrastructure Pvt Ltd has extended the charge on the abovesaid Project by registering the Deed of Mortgage bearing reg no. SHP/3888/2017 dated 29th April 2017.

Ketan B Patel

NOTARY
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Details of Litigation:

Sr. No	Project Name	Name of the court	Type of Case	Petition	Case No.	Year	Preventive order if any	Present status
1	Karrm Gardens	Kalyan Civil court	Special civil court suit	No	161/2012	2012	No	Framing issues
2	Karrm Gardens	Ulhasnagar Court	Regular civil suit	No	88/2014	2014	No	Written statement to be filed

3. That the time period within which the project shall be completed by me / promoter from the date of registration of project; i.e. 31st May,2019.

4. (a) ~~For new projects :~~

~~That seventy per cent of the amounts realised 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.~~

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by Co- 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 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.~~

Ketan D Patel

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.

Ketan B Patel

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____day of_____.

Ketan B Patel

Deponent

BEFORE ME
NOTARY

SUJATA V. JOSHI
ADVOCATE & NOTARY
101/102, Vishal Bldg., Station Road,
Kalwa (W), Thane-400 605.

NOTED & REGISTERED
Sr. No. 2921/17
26 JUL 2017