

महाराष्ट्र MAHARASHTRA

AT 969838



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००९९
17 JUL 2019
सक्षम अधिकारी

श्री. सी. टी. आंबेकर

FORM 'B'

[See rule3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **PRECONS DEVELOPMENTS PRIVATE LIMITED**, a company incorporated and registered under the Companies Act, 1956, having its registered office at Almar Apartment, Shop No. 4, Fr. Justin D'souza Road, Orlem, Malad (West), Mumbai 400064, Maharashtra, India, the promoter of the Development Project viz. '**Khar Kalpak Co. Op. Hsg. Soc. Ltd.**' Situated at Plot No. 465 of S. S. VII Khar and C.T.S. No. E/168, admeausring 749 sq. yards equivalent to 626.3 sq. meters, situate at 15th Road, Khar (West), Mumbai - 400 052, Maharashtra, India, vide its authorization dated 31/07/2019;

I, Mr. Rohit Mahadik, duly authorized by the promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

For PRECONS DEVELOPMENT PVT. LTD.

Director/Authorised Signatory

46815

Annexure-1

31 JUL 2019

फक्त प्रतिज्ञापत्रासाठी / Only For Affida

Declaration

१) मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक

२) मुद्रांक विकत घेणाऱ्याचे नांव व रहिवाशांचा पत्ता व सही

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

परवाना क्रमांक ८०००११

मुद्रांक विक्रेचे ठिकाण/पत्ता: सौ. कांचन हर्षद बोंगाळे शॉप नं. १०, वांद्रे कोर्टासमोर, ए.के.मार्ग, वांद्रे पूर्व, मुंबई-४०००५१.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही.

(शासन आदेश दि. ०१/०७/२००४ नुसार) ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

PRECONS DEVELOPMENTS PVT. LTD.
1201, LINKS,
Corner or 14th & Khar Pali Road,
Khar (West), Mumbai-400 052.

NOTARY
D. D. SINGH
MUMBAI
MAHARASHTRA
GOVT. OF INDIA

1. Khar Kalpak Coop. Hsg. Soc. Ltd.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 enclosedherewith.

2. That the project land 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; on or before 31/07/2020;

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

That seventy per cent of the amounts to be realized 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 thatpurpose.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule5

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 utilized 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 changesoccurring.

9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under theAct.

For PRECONS DEVELOPMENT PVT. LTD.

Director/Authorised Signatory

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

Deponent

For PRECONS DEVELOPMENT PVT. LTD.

Director/Authorised Signatory

Verification

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

For PRECONS DEVELOPMENT PVT. LTD.

Director/Authorised Signatory

Verified by me at Mumbai on this 02 day of 2019.

Deponent

NOTARY D. D. SINGH MUMBAI MAHARASHTRA Regd. 4457 GOVT. OF INDIA

BEFORE ME

DASHARATH D. SINGH
NOTARY
MAHARASHTRA
(Govt. of India)

- 2 AUG 2019