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भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA ◐ 2016 ◐

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प्रतिज्ञापत्र कोणाकडे सादर करावयाचे रेरा रजिस्ट्रेशन कारण

[illegible] नांव: कारडा कंस्ट्रक्शन लि. रा.

[illegible] प्रकार प्रति दस्त नोंदणी करणार का-होय/नाही

[illegible] कार्यालय-नाशिक /[illegible] पोटदला रक्कम

[illegible] पक्षकाराचे नांव:

[illegible] वर्णन:

[illegible] मनिष शिवधसानी

आर. डी. शिंदे स्टॅम्प वेंडर
कोर्ट आवार, नाशिकरोड
लायसन्स नं. २२/९९

THIS DOCUMENT CONTAINTS 2 PAGES
Noted & Registered at Serial No. & Date

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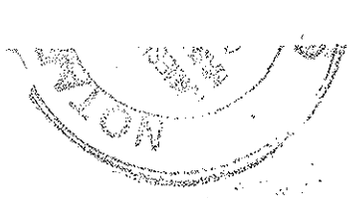
NOTARY GOVT. OF INDIA

FORM 'B'

Affidavit cum Declaration





Affidavit cum Declaration of **KARDA CONSTRUCTIONS LIMITED**, a public limited company incorporated and registered under Companies Act, 1956 having registered office at Shop No. UG 109, Dreams -The Mall, LBS Marg, Bhandup (W), Mumbai-400078 promoter of ongoing project '**Hari Sanskruti Phase I**' situated at **S No 248/1 to 6/1+2+3+4(Part), Deolali, Nashik, Maharashtra-422101** through it's duly authorized signatory, **Mr. Naresh Jagumal Karda, age: Adult, Occupation : Business, Address : 4, Karda Society, Anand Nagar, Nashik Road, Nashik 422101**, vide authorization dated 10th June, 2017

I, Mr. Naresh Jagumal Karda, 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 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 details of encumbrances including dues and litigations, details of any rights, title, interest or name of any party in or over such land are as under:

Details of encumbrances:

Sr No	Details of encumbrances
1	As per registered indenture of mortgage deed executed on 29th April,2015 registered vide serial No. 3338-2015 on 29th April,2015 in the office of Joint Sub Registrar Class-II, Nashik-2, the promoter has inter alia mortgaged all that piece and parcel of land located at S. No 248/1 to 6/1+2+3+4(Part), Tal Deolali, Nashik within limits of Nashik Municipal Corporation ad measuring approx 21,512.0 sq mtrs including all the structures thereon both present and future together with all buildings and structures thereon and plant and machinery attached to the earth , both present and future in favour of ICICI Home Finance Company Limited.

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 31st March, 2019.

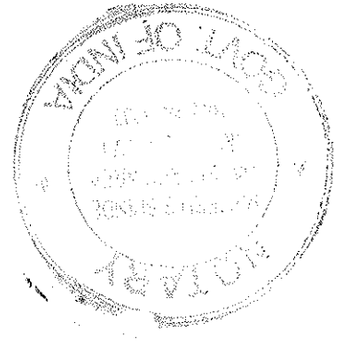
4. For ongoing project on the date of commencement of the Act

   (i) 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.

   OR

   (ii) 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.


NOTARY


NOTARY

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.

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

Deponent

BEFORE ME

15/07/19

RANESH S. SHINDE
Advocate & Notary, Govt of India
Off. 3/C, Ishwar Sankul,Nashik Road
Reg. A/p. Lahavit, Tal & Dist. Nashik