



महाराष्ट्र, MAHARASHTRA

2018

AN 938800



Sub-Treasury Officer,
Vasai.
05 APR 2019
Sub-Treasury Officer,
Vasai.

05/4/19

आनंद झेरॉक्स टायपिंग व लॅमीनेशन सेंटर
"आनंद" कचेरी रोड, वसई फोन २३२५६४०, २३२२६६०
अ.र. नं. 3834
श्री. Sanjay. N. Raut
रा. Vasai हस्त
चास किंमत रु. 500 या मुद्रांक विकला
सौ. जयश्री शोभाकाश कोकल

3 MAY 2019

मुद्रांक विक्रेती



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sanjay Narendra Raut , duly authorized by the promoter of the proposed project, named Kuteer Kunj , vide their authorization No Nil dated 25-05-2019.

Sanjay



I, Sanjay Narendra Raut son of Narendra Raghunath Raut aged 49 , Indian national, R/O Suyog , Tiwali Wadi, Opp. S T Depot, Vasai, Maharashtra 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
- (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; is 31/12/2023;
- (4) 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.
- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- (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 the said 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.

Solemnly affirmed on 25'th day of May 2019 at Vasai , Maharashtra.



Deponent

Verification

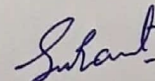
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Vasai , Maharashtra on this 25'th day of May 2019.



BEFORE ME

AJAY A. JAYSWAL
ADVOCATE & NOTARY
(GOVT. OF INDIA)
A/102, Snehalpark C.H.S.,
Near Vasai Court, Tal. Vasai.




Deponent

REG. No. 319
Dated: 25 MAY 2019



M/S KUTEER REALTOR'S

Office:- 6/7, Sagar Park CHS Ltd., Opp Bharat Petroleum, Sagar Seth, Vasai West, 401201.
Site:- Cunchelim , Marna-Siolim Road, Bardez, Mapusa, North Goa, India, Pin Code -403507

Declaration for Authorised Signatory

We

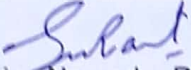
Sanjay Narendra Raut

Prajwal Hareshwar Patil

Hereby solemnly affirm and declare that Mr. Sanjay Narendra Raut , Designation Partner to act as an Authorized signatory for the Firm M/s. Kuteer Realtors for which application for registration of the Real Estate Project is being filed with " The Real Estate Regulatory Authority, Goa under the Real Estate (Regulation and Development) Act, 2016.

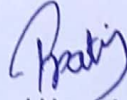
Mr. Sanjay Narendra Raut Partner of the firm are authorized to sign all the necessary applications, undertakings and such other documents as may be necessary for registration of the Real Estate Project on behalf of firm.

All his actions in relation to this business will be binding on us.



Sanjay Narendra Raut

Partner



Prajwal Hareshwar Patil

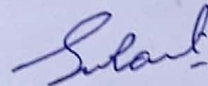
Partner

Acceptance as an authorized signatory

I Sanjay Narendra Raut, hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

Date:- 25/05/2019

Place:- Vasai.



Signature Of Authorized Person

Sanjay Narendra Raut

(Partner)

