



महाराष्ट्र MAHARASHTRA

2021

BG 034089

For Affidavit cum Declaration

मुद्रांक नोंदवही अनुक्रमांक 7580 दिनांक 25/10/2021 रुपये 500/-

मुद्रांक विकत घेणाऱ्याचे नाव P Square Builders LLP

रहिवासाचा पत्ता Yerwada, Pune

हस्ते नाव व पत्ता Parvez Sayyed, Yerwada, Pune

मुद्रांक विकत/हस्ते घेणाऱ्याची सही [Signature]

ज्या कारणासाठी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.



सौ. लता केशवकर

अ १४, विद्वत् नगर, कोरेगाव पार्क, पुणे-११

मुद्रांक विक्रेता परवाना क्र. २२०११२८



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

Affidavit cum Declaration



Affidavit cum Declaration of P-Square Builders LLP through its Designated Partner Shri Piyush Nitin Nyati - Promoter of the proposed project **"NYATI ELAN CENTRAL II"**;

We, P-Square Builders LLP - Promoter of the proposed project **"NYATI ELAN CENTRAL II"** do hereby solemnly declare, undertake and state as under:

1. That P-Square Builders LLP has a legal Title as the Owner to the land, on a portion of which development of the proposed project **"NYATI ELAN CENTRAL II"** is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between P-Square Builders LLP and the Promoter (Landowner/Investor) for development of the real estate project is enclosed herewith.

2. That the project land is having following encumbrance-

One Arjana Bhanudas Bhosale and Five Others have filed a Special Civil Suit bearing No. 1360/2018 in the Court of Civil Judge, Senior Division, Pune against Kashinath Shankarrao Satav and Others (including the Promoter herein) thereby claiming, inter-alia, an undivided share in a portion admeasuring Hectares 02 = 00 Ares out of the land bearing Gat No. 730, Wagholi (which forms part of the Land of the Whole Project NYATI ELAN out of which the said Project **"Nyati Elan Central II"** will be implemented by the Promoter) and for other incidental reliefs.

3. That the time period within which the project **"NYATI ELAN CENTRAL II"** shall be completed by us from the date of registration of project is **24.12.2024;**

4. (a) For new projects: That seventy per cent of the amounts realised by P-Square Builders LLP for the said real estate project **"NYATI ELAN CENTRAL II"** 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 Rule 5

6. That we 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 **"NYATI ELAN CENTRAL II"** have been utilised for the said project and the withdrawal has been in compliance with the proportion to the percentage of completion of the **"NYATI ELAN CENTRAL II"**.

7. That we shall take all the pending approvals on time, from the competent authorities.

8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

For P-Square Builders LLP
Through its Designated Partner



Shri Piyush Nitin Nyati
Deponent

Verification

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

Verified by me at Pune on this ^{26th} day of October, 2021.

For P-Square Builders LLP
Through its Designated Partner



Shri Piyush Nitin Nyati
Deponent




ATTESTED BY
SHANKAR D. MARAPUR
NOTARY
GOVT. OF INDIA



Noted & Registered
at.Sr.No. A-152/2021

26 OCT 2021