



महाराष्ट्र MAHARASHTRA

2022

BU 045957

For Affidavit Cum Declaration

मुद्रांक नोंदणी अंक 1249 दिनांक 07/12/2022 रुपये 500/-
मुद्रांक विक्रेता घेणाऱ्याचे नाव Nyati Builders Pvt Ltd
रहिवासाचा पत्ता Yerwada, Pune-06
हस्ते नाव व पत्ता Prashant Kolhe, Bhosari Pune
मुद्रांक विक्रेता/हस्ते घेणाऱ्याची सही P. P. Kolhe
ज्या कारणासाठी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.



02 DEC 2022

प्रथम मुद्रांक विपरीत
कोषागार पुणे करिना

सा. लता कनकुरे

वे. १४, विद्युत नगर, कोरेगांव पार्क, पुणे-१.
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 **NYATI BUILDERS PRIVATE LIMITED**, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at "Nyati Unitree", Survey Number 103/129, Plot B+C, CTS No. 1995 + CTS No. 1996B, Yerwada, Pune Nagar Road, Pune 411006, through its Director Shri Piyush Nitin Nyati - Promoter of the proposed project **"NYATI EMERALD I"**;

IT, Nyati Builders Private Limited - Promoter of the proposed project **"NYATI EMERALD I"** do hereby solemnly declare, undertake and state as under:

1. That Nyati Builders Private Limited has a legal title (as the Owner) to the land on a portion of which development of the said proposed project **"NYATI EMERALD I"** is to be carried out, and a legally valid authentication of title of such land is enclosed herewith.
2. That the project land is having following encumbrance-

Sr. No.	Name of the court	Case type	Petition Type	Case Number	Year	Whether any preventive /injunction/interim order is passed	Present Status
1	Civil Judge Senior Division, Pune.	Civil	Special Civil Suit	3464	2012	NO	Argument on Exh.79 - Ready
2	Civil Judge Senior Division, Pune.	Civil	Regular Civil Suit	989	2016	NO	Consent Terms have been filed in the said Suit.
3	District Judge, District Court, Pune.	Civil	Civil Appeal	259	2022	NO	Awaiting reports Unready
4	SDO Haveli, Pune.	Revenue	RTS Appeal	101	2023	NO	Filing of say.

3. That the time period within which the project **"NYATI EMERALD I"** shall be completed by us from the date of registration of project is **31.05.2027**.
4. For new projects: That seventy per cent of the amounts realised by Nyati Builders Private Limited for the said real estate project **"NYATI EMERALD I"** 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 Nyati Builders Private Limited 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 EMERALD I"** 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 EMERALD I"**.

7. That Nyati Builders Private Limited shall take all the pending approvals on time, from the competent authorities.
8. That Nyati Builders Private Limited 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 Nyati Builders Private Limited have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Nyati Builders Private Limited shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Nyati Builders Private Limited
through its Director



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 09th day of May, 2023.

For Nyati Builders Private Limited
through its Director



Piyush Nitin Nyati
Deponent

09 MAY 2023 **BEFORE ME**

Shankar D. Marapur
NOTARY
GOVT OF INDIA



Noted & Registered
at. Sr. No. A-161/2023