



महाराष्ट्र MAHARASHTRA

2022

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41328 दि. 31 MAY 2023 मु. शु. रकम. 100

प्रतिज्ञापत्र

दस्तावा प्रकार.....

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प्रतिज्ञापत्र

मिलकतीचे धर्जन

मुद्रांक विकत घेणाऱ्याचे नांव

Bramha Corp Ltd.

पत्ता..... The Residency Club, 3, Queens.Garden.Road, Camp, Pune-411001.

दुसऱ्या पक्षकाराचे नांव.....

हस्ते व्यक्तीचे नांव व पत्ता.....

बाबाजी विश्वनाथ

मुद्रांक विकत घेणाऱ्याची सही

विक्रय देवराज लडकत
परवाना क्र. 22009924
839, सोमवार पेठ, पुणे-99

त्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात यापरी धर्माकारक आहे.

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



प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

29 MAY 2023

वरिष्ठ कोषागार अधिकारी

Affidavit cum Declaration

Affidavit cum Declaration of Alka Rege, Age : Adult, Occupation : service, being Authorized Signatory of BRAMHACORP LIMITED, a Limited Company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 3, Queen's Garden, Gen. Arun Kumar Vaidya Marg, Pune 411001, promoter of the proposed project "**HUES OF SKY**", being constructed on the part portion of larger Building, having allotted sanctioned FSI Potential, out of total land area of sanctioned layout of the landed properties bearing CTS No. 11, 11/1 to 11/18, 12 (Part), situated and being at 13 and 14 Connaught Road, Pune, situated within the limits of Pune Municipal Corporation, duly authorized by the promoter of the proposed project, vide its authorization dated 12/04/2023.

We BRAMHACORP LIMITED are promoter of the proposed project "**HUES OF SKY**", being constructed on the part portion of larger Building, having allotted sanctioned FSI Potential, out of total land area of sanctioned layout of the landed properties bearing CTS No. 11, 11/1 to 11/18, 12 (Part), situated and being at 13 and 14 Connaught Road, Pune, situated within the limits of Pune Municipal Corporation and hereinafter referred as "the Said / Subject Project", do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed and has a legal title to the land on which the development of the proposed project is to be carried out. A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.

2. On the basis of the details and documents, we state that we have availed a Project Finance for above mentioned subject Project by creating Charge over the Layout Land and Unsold Apartments, from the IndusInd Bank Limited, Camp Branch, Pune 411001, Pune Branch for development of the said Subject Project and we have created Mortgage Charge on the said Project Land in favour of the IDBI Trustee Ship Services Ltd (IDBI Trustee Ship Services Ltd is security trustee of IndusInd Bank and charge over the security is created in favor of such security trustee). The encumbrance of the said Financial Institution is kept on layout land and proposed buildings from the subject entire project and said mortgaged land property. This charge is of diminishing nature and which can be discharged in stages by us at the time of selling proposed Apartments to intended purchasers / Allottees from their project. The BRAMHACORP LIMITED, are repaying the agreed installments for said loan without any default and there is no dispute against or from said Financial institution. There is no any other encumbrance or charge over the subject Project property or any part thereof, which is with Promoters. Except this Financial Charge under above mentioned Project Loan, there is no any other encumbrance over subject Project Land.

3. That from registration of the Project with Competent Authority, we shall be completing our Project on or before 31/12/2029 subject to Force Majeure Conditions and provisions laid under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 and the Rules framed thereunder.

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

- (i) That seventy per cent of the amounts to be realized hereinafter by the promoter for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- (ii) That entire of the amount to be realized hereinafter by the promoter for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in a schedule 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.

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 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 changes occurring.
9. That the promoter have 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 PUNE on this 06 day of June 2023.


Deponent



BEFORE ME



ARATI V. KALE
NOTARY GOVT. OF INDIA
PUNE, MAHARASHTRA
Noted And Registered
at Serial Number 2926/2023



06 JUN 2023



