



महाराष्ट्र MAHARASHTRA

2018

AM 372183

Affidavit cum Declaration

फक्त प्रतीक्षा परमप्राप्ति

1849 दिनांक 13 NOV 2018 रु. 500/-

मुद्रांक नोंदवही अंक

मुद्रांक विकत घेण्याचे नाव

व रहिगणना पत्ता

हस्त लेख व पत्ता

मुद्रांक विकत/हस्त घेण्याची सही

ज्या कारणासाठी मुद्रांक घेतला तेव्हा त्याची प्रत कोर्टात द्यावी

कोर्टात द्यावी



[Signature]

लता प्र. कर्तुकर

परधाना क्र. ID-2201128

२-१४, विहुल नगर, कोरेगांव पार्क, पुणे-१



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 Mr. Nitin Dwarkadas Nyati - Sole Proprietor of M/s Nyati Housing - Promoter of the proposed project **"NYATI ELYSIA II"**;

I Mr. Nitin Dwarkadas Nyati - Sole Proprietor of M/s Nyati Housing being the Promoter of the proposed project **"NYATI ELYSIA II"** do hereby solemnly declare, undertake and state as under:

1. That M/s Nyati Housing is having a beneficial title to the land on a portion of which the development of the project **"NYATI ELYSIA II"** is proposed;

And

Nyati Builders Private Limited is having a legal title as the Owner to the land on a portion of which the development of the proposed project **"NYATI ELYSIA 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 such owner and promoter for development of the real estate project thereon is enclosed herewith.

2. That the project land is having following encumbrances.

M/s Nyati Housing has availed construction finance loan and corporate term loan from PNB Housing Finance Limited and to secure the said facilities, has created a charge by way of mortgage, inter-alia, of the project land and the building being constructed thereon to and in favour of the said PNB Housing Finance Limited by virtue of a Deed of Mortgage Cum Loan Agreement dated 18.09.2018 (duly registered under Serial No. 13857 of 2018 in the Office of the Sub-Registrar, Haveli XVII, Pune)

3. That the time period within which the project **"NYATI ELYSIA II"** shall be completed by M/s Nyati Housing from the date of registration of project is **31st MARCH 2022**.
4. (a) For new projects: That seventy per cent of the amounts realised by M/s Nyati Housing for the said real estate project **"NYATI ELYSIA 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 M/s Nyati Housing 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 ELYSIA 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 ELYSIA II"**.
7. That M/s Nyati Housing shall take all the pending approvals on time, from the competent authorities.
8. That M/s Nyati Housing 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 M/s Nyati Housing has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That M/s Nyati Housing shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Deponent

Verification

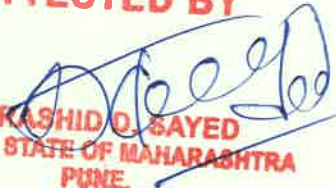
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this 13th day of NOVEMBER, 2018.



Nitin Dwarkadas Nyati –
Sole Proprietor – M/s Nyati Housing
Deponent



ATTESTED BY

A. RASHID D. SAYED
NOTARY, STATE OF MAHARASHTRA
PUNE.

Noted & Registered
At. Sr. No. 45583/18

13 NOV 2018

