



FORM 'B' [See rule 3(6)]

AFFIDAVIT CUM DECLARATION



AFFIDAVIT CUM DECLARATION of AMPLUS REALTY LLP through designated partner person, Mr. Anuranjan Mohnot, the Co-Promoters of the ongoing project, vide Joint Venture Agreement dated 8th April 2015 read with supplemental Joint Venture Agreement dated 30th June 2016 between Amplus Realty LLP and M/s Pride Purple Properties viz. **'PARK TITANIUM PHASE II BUILDING NO. H, ONLY'**, carved out of notional plot no. 3, which is part of the layout of land bearing S.No.210, Hissa No.2 in the layout prepared out of S.No.210, Hissa No.2 admeasuring 14 Hectar 43 Are, S.No.210 Hissa No.5 admeasuring 1 Hectare 60 Ares and S.No.211 Hissa No.2, admeasuring 1 Hectare 05 Ares totally admeasuring 17 Hectare 08 Ares, situated within the Registration Sub District Taluka Mulshi, District Pune at Village Wakad, Tal. Mulshi, Dist. Pune and situate within the limits of the Pimpri Chinchwad Municipal Corporation

We, AMPLUS REALTY LLP through designated partner person, Mr. Anuranjan Mohnot, the Co-Promoters of the ongoing project stated above do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title report to the land on which the development of the project is ongoing. ☐
2. That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land are as under: ☐

We are aware of the below encumbrances: ☐

Sr. No.	Encumbrances
1	Vide mortgage deed dated 13/07/2016 registered at sr. no. 5574/2016 on 22/7/2016 in the office of Sub registrar Haveli no. 15, Pune, property description: (1) Mortgage of all that piece and parcel of the Residential Project Land of "Park Titanium", upon an area admeasuring 50670.97 sq.mtrs. notional plot no. 3 carved out of Plot 2+3+4+5+6a of the amalgamated land, bearing S.Nos. 210/2, S.No.

For AMPLUS REALTY LLP

Anuranjan Mohnot
25/07/17
AUTHORISED SIGNATORY

Serial No. *41302-2617-2017*

Jitendra M. Dave
JITENDRA M. DAVE
NOTARY
GOVT. OF INDIA
26 JUL 2017

NOTARY PUBLIC, PUNE
JITENDRA M. DAVE
REG. NO. 7762
10/02/2019
STAMP DUTY
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SPECIAL ADHESIVE
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	210/5 S.No. 211/2 situate at Village Wakad, Taluka Mulshi, Dist Pune, admeasuring together with all construction thereon present and future together with all present and future FSI/TDR and any accruals/income/claim that may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned project land (2) Charge/Assignment of receivables, both sold and unsold, from sale of unit/s constructed on the above residential project.
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3. That the time period within which the project shall be completed by promoter is 31/10/2021. ☐
4. That Seventy per cent of the amounts to be realized 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 and for the same I being co-promoter of H building hereby give my consent. ☐
5. I am also aware that the amounts from the separate account shall be withdrawn by the Promoter in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016. ☐
6. We are aware that the Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 we are aware the Promoter shall take all the pending approvals on time, from the competent authorities. ☐
8. That we are aware the Promoter require to inform the Authority regarding all the changes that have occurred in the information furnished under sub-section

For AMPLUS REALTY

Amplus
25/03/17

AUTHORISED SIGNATORY



(2) of Section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring and we shall not object for such changes. □

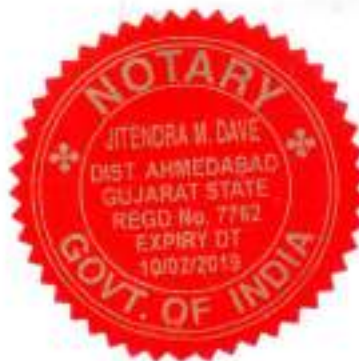
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act. □

10. That we hereby state that we will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be. □

For AMPLUS REALTY LLP

[Signature]
AUTHORISED SIGNATORY
Deponents

25/7/17



SOLEMNLY AFFIRMED
BEFORE ME

[Signature]
JITENDRA M. DAVE
NOTARY
GOVT. OF INDIA

26 JUL 2017



Verification

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

Verified by me at Pune on this 25th day of July, 2017.

For AMPLUS REALTY LLP

[Signature]
AUTHORISED SIGNATORY



SOLEMNLY AFFIRMED
BEFORE ME

[Signature]
JITENDRA M. DAVE
NOTARY
GOVT. OF INDIA

26 JUL 2017