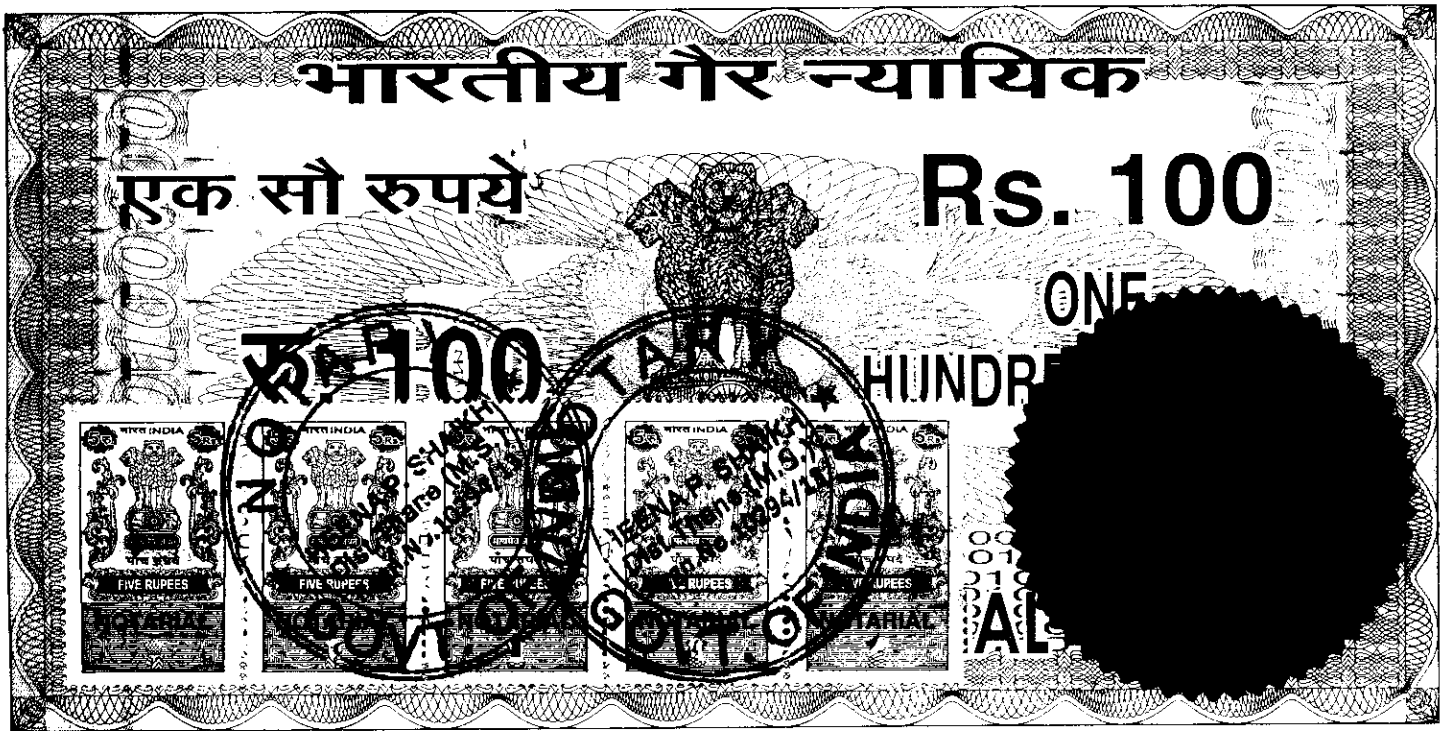




महाराष्ट्र MAHARASHTRA

2017

खोद्यपत्र - २

SF 178668

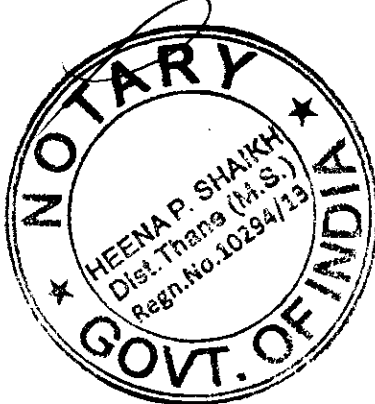
जिल्हा कोषागार कार्यालय,

ठाणे

23 JUN 2017

मुद्रांक प्रमुख लिपीक / लिपीक

23/6/17



मुद्रांक विक्री नोंदणी

अनुक्रमांक 42566 दिनांक

परतया प्रकार - Declaration

कसत नोंदणी करणार आहे का ? होय/नाही

मिळकतीचे चौकक्यात वर्णन -

मुद्रांक विक्रीत देणाऱ्याचे नांव - Purnik Construction Pvt.

हस्तो असल्यास त्याचे नांव Kashinath Shiroke

पक्ष व सही -

हस्त्या पक्षाकराचे नांव -

मुद्रांक शुल्क रक्कम - 100/500

मुद्रांक विक्रीसाठी सही - (नितिन य. मांजरेकर)

मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा झेरोक्स/टायपिंग सेंटर

दुकान नं. ३४, भवानी मार्केट, कलेक्टर ऑफीस जवळ, ठाणे (T.)-40

परतया मुद्रांक क्रमांक - 9209090

ज्या कारणासाठी कसती मुद्रांक खर्चाचे पत्रादी त्यात कारणासाठी मुद्रांक खर्चाचे पत्रादी व त्यावर वापरणे बंधनकारक आहे.

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration in accordance with The Real Estate (Regulation and Development) Act, 2016 ("Act").

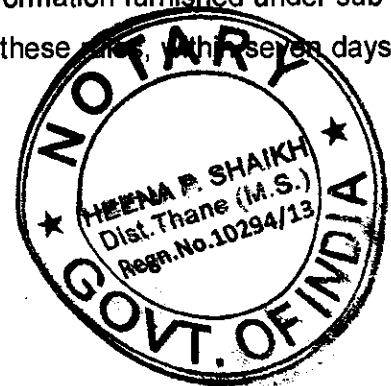
Affidavit cum Declaration of Mr. Yogesh Govind Puranik, Director of M/s Puranik Constructions Private Limited, duly authorized by M/s Puranik Constructions Private Limited (hereinafter referred to as "Co-Promoter") the Co-Promoter of the proposed project, duly authorized by resolution dated 30th June, 2017.

Handwritten text, mostly illegible due to fading and bleed-through. Some words like "I hereby" and "witness" are faintly visible.



I Mr. Yogesh Govind Puranik, Director of M/s Puranik Constructions Private Limited, the co-promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. By the Deed of Conveyance dated 11th May, 2009, Vasant S. Kulkarni and others have conveyed the area admeasuring 9006.69 sq. mtrs. bearing Survey No. 12/4, being and situate at Village Mahalunge, Taluka Mulshi and District Pune, to Puranik Buildcon Private Limited (hereinafter referred to as "**Promoter**"). In the said Deed of Conveyance M/s Puranik Constructions Private Limited, joined as Confirming Party. The said Deed of Conveyance is registered at the office of Sub- Registrar, Haveli, at Sr. no HVL-20-2529/2009. Under the said Deed of Conveyance the Co-Promoter is entitled to 2459.14 sq. mtrs.
2. The Promoter by letter of allotment, dated 9th September, 2009 has allotted area admeasuring 2459.14 sq. mtrs. to the Co-promoter.
3. The Promoter has already given Affidavit-cum-Declaration of the date of the completion of the project and manner in which the project will be completed. We will abide by the same and facilitate to complete the project.
4. The said Project is ongoing project on the date of commencement of the Act and seventy per cent of the amounts to be realized hereinafter from 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.
5. As and when I sell the said area allotted to me, I will deposit it in separate account and the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. The promoter has given an undertaking to 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. The Promoter has given an undertaking that Promoter shall take all the pending approvals on time, from the competent authorities and if required we will facilitate the same.
8. The Promoter has given an undertaking that 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.





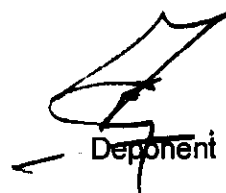
9. The Promoter has given an undertaking that Promoter shall furnish such other documents as have been prescribed by the rules and regulations made under the Act and if required we will facilitate the same.
10. The Co-Promoter shall not discriminate against any allottee at the time of allotment of any apartment.

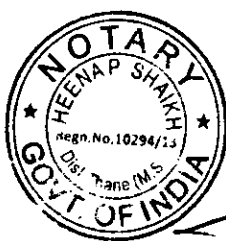
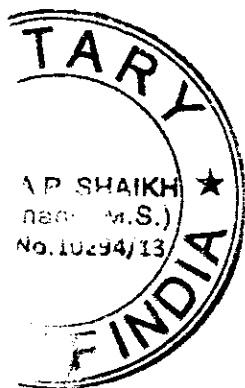

Deponent

Verification

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

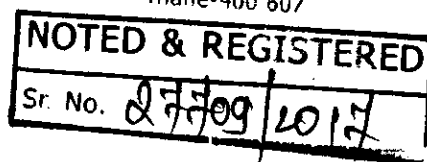
Verified by me at Thane on this 12th day of July, 2017.


Deponent



BEFORE ME
NOTARY

HEENA P. SHAIKH
ADVOCATE & NOTARY
B-2/204 Sukh Sheetal CHS Ltd.,
Opp Laxkim Co. G B Road,
Thane-400 607



13 JUL 2017