भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100

महाराष्ट्र MAHARASHTRA ◑ 2017 ◑

SF 178633

30 JUN 2017

DIST. TREASURY OFFICE THANE

जिल्हा कोषागार कार्यालय, ठाणे

23 JUN 2017

मुद्रांक प्रमुख लिपीक / लिपीक

NOTARY HEENA P. SHAIKH Dist. Thane (M.S.) Regn.No.10294/13 GOVT. OF INDIA

मुद्रांक विक्री नोंदवही

अनुक्रमांक 43531

दस्ताचा प्रकार - Declaration

दस्त नोंदणी करणार आहे का ? नोंद/बिगर नोंद

मिळकतीचे थोडक्यात वर्णन - .....

मुद्रांक विकत घेणाऱ्याचे नांव - Puranik Builders Pvt Ltd

दुसरे असल्यास त्यांचे नांव पत्ता व सही - Raghunath Shirke

दुसऱ्या पक्षकाराचे नांव - .....

मुद्रांक शुल्क रक्कम - 100/500

मुद्रांक विक्रेत्याची सही-(निविन य. मांजरेकर).....

मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा झेरॉक्स/टायपिंग सेंटर

दुकान नं. ३४, भगवती मार्केट, कलेक्टर ऑफीस जवळ, ठाणे (प.)-६०१.

परवाना मुद्रांक क्रमांक - 9209090

[illegible] 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 Builders Private Limited**, duly authorized by Puranik Builders Private Limited (hereinafter referred to as "**Co-Promoter**") the Co-Promoter of the proposed project, duly authorized by resolution dated 26th June, 2017.

I Mr. Yogesh Govind Puranik, duly authorized by the Co-Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. (a)By the Deed of Conveyance dated 11th May, 2009, Mr. Anant Murlidhar Bagul and others have conveyed the area admeasuring 13898.30 sq. mtrs. bearing Survey Nos. 12/3, 12/4, 5/1, 12/12, 13, 14, 15, 16/2 being and situate at Village Mahalunge, Taluka Mulshi and District Pune to Puranik Buildcon Private Limited (hereinafter referred to as "**Promoter**") Promoter. In the said Deed of Conveyance M/s Puranik Builders Private Limited, joined as Confirming Party. The said Deed of Conveyance is registered at the office of Sub- Registrar, Haveli, at Sr. no HVL-20-2530/2009.Under the said Deed of Conveyance the Co-Promoter is entitled to 3770.07 sq. mtrs.

   (b) By the Deed of Conveyance dated 11th May, 2009, Puranik Builders Private Limited have conveyed the area admeasuring 7218 sq. mtrs. bearing Survey Nos. 12/16 being and situate at Village Mahalunge, Taluka Mulshi and District Pune to Promoter. 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 1889.81 sq. mtrs.

2. The Promoter by letter of allotment, both dated 9th September, 2009 has allotted to Co-Promoter 3770.07 sq.mtrs & 1889.81 sq.mtrs area 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 we sell the said area allotted to us, we 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

ARY
P. SHAIKH
ane (M.S.)
.10294/13
OF INDIA

NOTARY HEENA P SHAIKH Regn.No.10294/13 Dist. Thane (M.S.) GOVT OF INDIA

BEFORE ME
NOTARY

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

NOTED & REGISTERED
Sr No. 29704/2017

13 JUL 2017