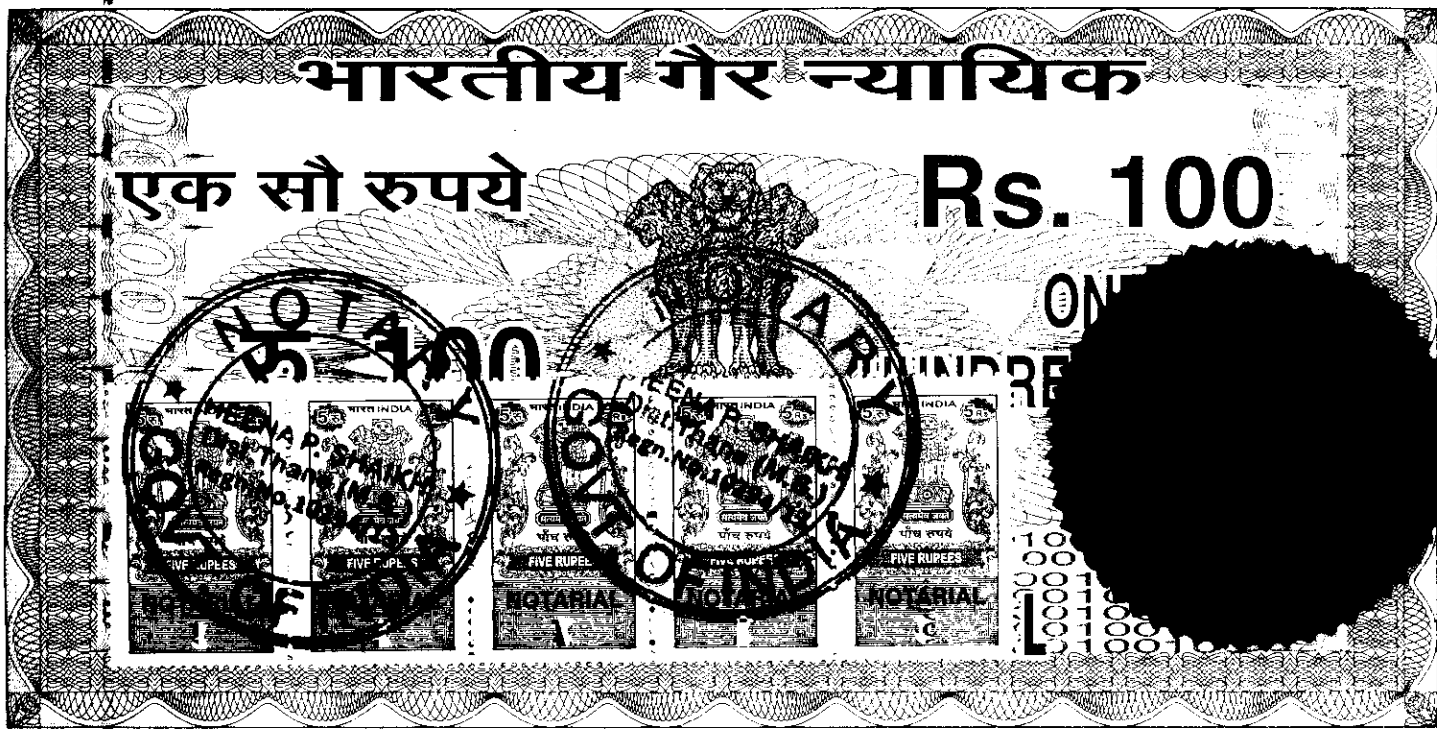


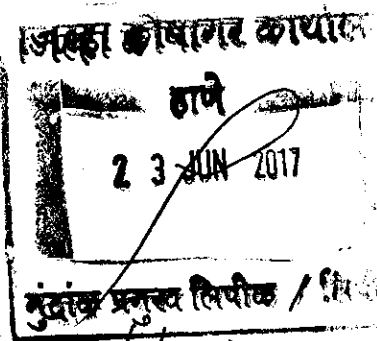


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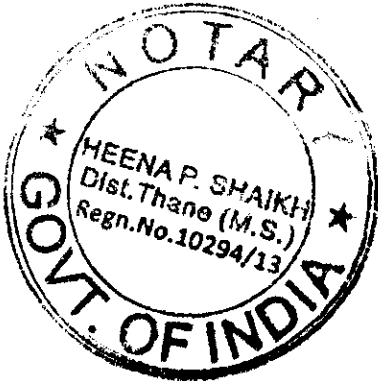
खोदपत्र - २

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मुद्रांक विक्रेता कोटेशन नं.
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 वस्तुचा प्रकार - Declaration
 वस्तु नोंदणी करणार आहे का ? होय/नाही
 मिळकतीचे थोडक्यात वर्णन -
 मुद्रांक विकत घेणाऱ्याचे नांव - Paroonik Builders Pvt
 हस्त अस्ताव्यास त्याचे नांव Kashinath Shinde
 पत्ता व सही -
 हुसत्या पक्षकाराचे नांव -
 मुद्रांक शुल्क रक्कम - 100/500
 मुद्रांक विक्रेत्याची सही-(नितिन य. मांजरेकर)
 मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा झोरोक्स/व्यपिंग सेंटर
 हुकूम नं. ३४, भवानी मार्केट, कलेक्टर ऑफीस जवळ, ठाणे (प.)-६०९.
 परवाना मुद्रांक क्रमांक - 9209090



FORM 'B'

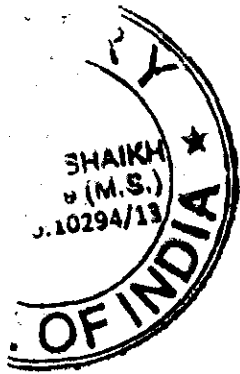
[See rule 3(6)]

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

Affidavit cum Declaration of Mr. Shailesh Gopal Puranik, Managing Director of Puranik Builders Private Limited, duly authorized by the Puranik Builders Private Limited (hereinafter referred to as "Promoter") the Promoter of the proposed project, authorized by resolution dated 26th June 2017.



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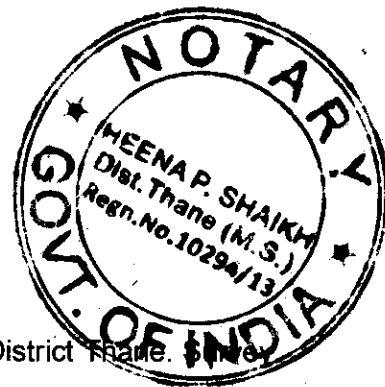
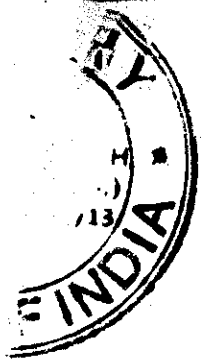


I, **Mr. Shailesh Gopal Puranik**, duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. A) Promoter has right, title of piece and parcel land bearing Survey No. 54 Hissa No.3, admeasuring 1500 sq. mtrs Survey No.53 Hissa No. 5 admeasuring 250 sq. mtrs Survey No.55, Hissa No.1 admeasuring 2570 sq. mtrs. being and situated at Village Vadavali, Taluka and District Thane, and Old Survey No. 3, New Survey No.67, Hissa No.1P, admeasuring 3050 sq. mtrs. Old Survey No.3, New Survey No.67, Hissa No.1P, admeasuring 2700 sq. mtrs., Old Survey No.42, New Survey No.55, Hissa No.1A, admeasuring 7820 sq. mtrs. Old Survey No.42, New Survey No.55, Hissa No.1B, admeasuring 5360 sq. mtrs. Old Survey No.17, New Survey No.1, Old Hissa No.11, New Hissa No.5, admeasuring 2250 sq. mtrs. Old Survey No.17, New Survey No.1, Old Hissa No.12, New Hissa No.7, admeasuring 950 sq. mtrs. Old Survey No.17, New Survey No.1, Old Hissa No.4, New Hissa No.12, admeasuring 2000 sq. mtrs., Old Survey No.17, New Survey No.1, Old Hissa No.5, New Hissa No.13, admeasuring 2230 sq. mtrs. being and situated at Village Mogharpada, Taluka and District Thane. Survey No.52, Hissa No.1, admeasuring 1850 sq. mtrs., Survey No.54, Hissa No.2, admeasuring 1530 sq. mtrs., Survey No.53, Hissa No.2, admeasuring 3060 sq. mtrs., Survey No.53, Hissa No.4, admeasuring 780 sq. mtrs., Survey No.53, Hissa No.1, admeasuring 700 sq. mtrs., Survey No.54, Hissa No.1, admeasuring 9630 sq. mtrs., Survey No. 52, Hissa No. 2, admeasuring 3890 sq. mtrs., Survey No. 53 Hissa No. 3, admeasuring 2450 sq.mtrs., Survey No. 54 Hissa No. 4, admeasuring 1870 sq.mtrs., being and situated at Village Vadavali, Taluka and District Thane, aggregating to 56440 sq.mtrs. (herein after referred as **said Larger property**). The Promoter proposes to develop **Real Estate Project** known as **Puranik City Reserva** on part of said Larger Property.

B) Promoter submitted plan to Thane Municipal Corporation(TMC) to develop part of said Project Land, admeasuring 48230 sq.mtr, being piece and parcel of land bearing Survey No. 54 Hissa No.3, Survey No.53 Hissa No. 5, Survey No.55, Hissa No.1 being and situated at Village Vadavali, Taluka and District Thane, and Old Survey No. 3, New Survey No.67, Hissa No.1P, Old Survey No.3, New Survey No.67, Hissa No.1P, Old Survey No.42, New Survey No.55, Hissa No.1A, Old Survey No.42, New Survey No.55, Hissa No.1B, Old Survey No.17, New Survey No.1, Old Hissa No.11, New Hissa No.5, Old Survey No.17, New Survey No.1, Old Hissa No.12, New Hissa No.7, Old Survey No.17, New Survey No.1, Old Hissa No.4, New Hissa No.12, Old Survey No.17, New Survey No.1, Old Hissa No.5, New Hissa





No.13, being and situated at Village Mogharpada, Taluka and District Thane. No.52, Hissa No.1, Survey No.54, Hissa No.2, Survey No.53, Hissa No.2, Survey No.53, Hissa No.4, Survey No.53, Hissa No.1, Survey No.54, Hissa No.1, being and situated at Village Vadavali, Taluka and District Thane(herein after referred as **Smaller Property**).

C) TMC vide VP No.S06/0218/15/TMC/TDD/1852/16 dated 23rd June, 2016 has granted commencement certificate to construct, Bungalow consisting of GR + 1st Floor (part), Building No. T-4 consisting of LG+ Up GR + Stilt/ Podium + 19th Floors, Building No. T-5 consisting of LG + Up GR + Stilt /Podium + 28th Floors, Commercial Block A consisting of GR + Mezzanine Floor and Clubhouse – GR + 1st Floor (part) and sanctioned plans for Building No.T-3 consisting of LG + Up GR + Stilt/ Podium/ + 28th Floors.

D) As per the said Sanctioned Plan, the said Smaller Property is sub-divided into two Plot, **Plot-A** admeasuring 32351.05 sq. mtrs and **Plot -B** admeasuring 7034.86 sq. mtrs. Remaining area of said Smaller Property, admeasuring approximately 6783.47 sq. mtrs is reserved for DP Road, area admeasuring 4.07 sq. mtrs is reserved for market, 1907.62 sq. mtrs is not in possession of Promoter and 54.26 sq. mtrs is non-buildable area.

E) Promoter have acquired the development right of the piece and parcel of land bearing Survey No. 53, Hissa No.3 and also Survey No. 54, Hissa No.4, and in process of acquiring the right of property bearing Survey No. 52, Hissa No.2, (the said Survey No. 53, Hissa No. 3, Survey No. 54, Hissa No.4 and Survey No. 52, Hissa No.2 are collectively referred as **Additional Property**). The aggregate area of said Smaller Property and Additional Property is 56440 sq.mtr i.e the (hereinafter Smaller Property and Additional Property is collectively referred as **Larger Property**).

F) The Promoter propose to sub-divide the said Larger Property into three plots i.e. Plot-A1 admeasuring 33825.73 sq. mtrs, Plot-A2 admeasuring 3599.33 sq. mtrs and Plot B admeasuring 7034.86 sq. mtrs. The Promoter is desirous to develop a Real Estate Project known as Puranik City Reserva on said Plot-A1 admeasuring 33825.73 sq.mtr.

G) The said Puranik City Reserva Project will be developed in phases. The buildings/structure sanctioned till date, proposed plans and proposed phase to develop said Puranik City Reserva are as under:-

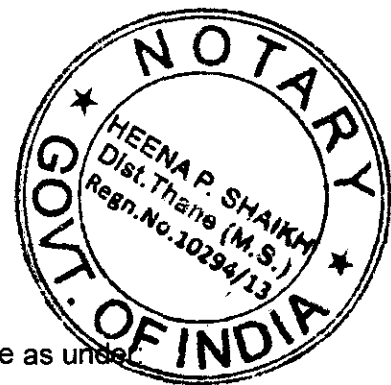




Sr. No	Building	Sanctioned Plan	Proposed	Phase
1	T1	Not sanctioned	LG + Up GR + Stilt/ Podium/ + 40 th Floors.	I
2	T2	Not sanctioned	LG + Up GR + Stilt/ Podium/ + 45 th Floors.	II
3	T3 (Permission only)	LG + Up GR + Stilt/ Podium/ + 28 th Floors.	LG + Up GR + Stilt/ Podium/ + 45 th Floors.	I
4	T4 Commencement certificate	LG + Up GR + Stilt/ Podium + 19 th Floors	LG + Up GR + Stilt/ Podium/ + 35 th Floors	I
5	T5 Commencement Certificate	LG + Up GR + Stilt /Podium + 28 th Floors	LG + Up GR + Stilt /Podium + 35 th Floors	I
6	Commercial Block A Commencement Certificate	GR+ Mezzanine Floor	GR Floor	I
7	Commercial Block B Not Sanctioned	Not sanctioned	GR Floor	II
8	Club House Commencement Certificate	GR+ 1 st Floor (part)	GR+ 1 st Floor (part)	I
9	Parking Tower No.1	Not Sanctioned		I
10	Parking Tower No.2	Not sanctioned		I
11	Parking Tower No.3	Not sanctioned		II
12	Parking Tower No.4	Not sanctioned		II
13	Parking Tower No.5	Not sanctioned		II

2. A) The Promoter has obtained Rupees Term Loan from the IFCI Ltd of Rs. 100,00,00,000/- (Rupees Hundred Crores Only) and have by Indenture of Mortgage dated 16th January 2016 have mortgaged the said property alongwith Kaushalya Real Estate. The said Indenture of Mortgage is duly registered before Sub-Registrar of Assurance, Thane at Serial No. TNN9/740/2016.



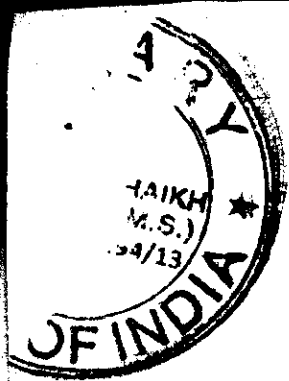


B) The legal proceedings in respect of the project land are as under

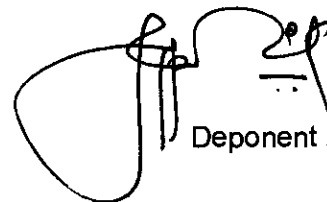
Sr. No.	Survey/ Hissa No.	Case No.	Name of Court	Name of Parties
1	52/1	SCS No.736/2011	Civil Judge Senior Division, Thane	Shantabai Dharma Bhoir V/S PBPL & 16 Ors.
2	(3)67/2	RCS 369/2016	Civil Judge Junior Division, Thane	Digambar Ratan Kavare & Ors V/s PBPL
3	(42)55/1A	RCS 590/2016	Civil Judge Senior Division, Thane	Usha Harishchandra Bhoir & Ors V/s PBPL & Ors 36

3. The said project Puranik City Reserva Phase I, consist of Building T1, T3, T4, T5, Commercial Block A, Parking Tower 1 & 2 and Club House will be completed by the Promoter on or before 31st March, 2028.
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 by Promoter 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. That the amounts from the separate account shall be withdrawn 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. The Promoter shall get the accounts audited within six months after the end of every financial year by a practicing chartered accountant in practice, 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.





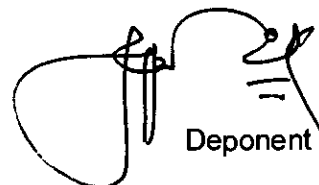
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.


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 Thane on this 20th day of July, 2017.


Deponent



**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. 29004/1017

21 JUL 2017