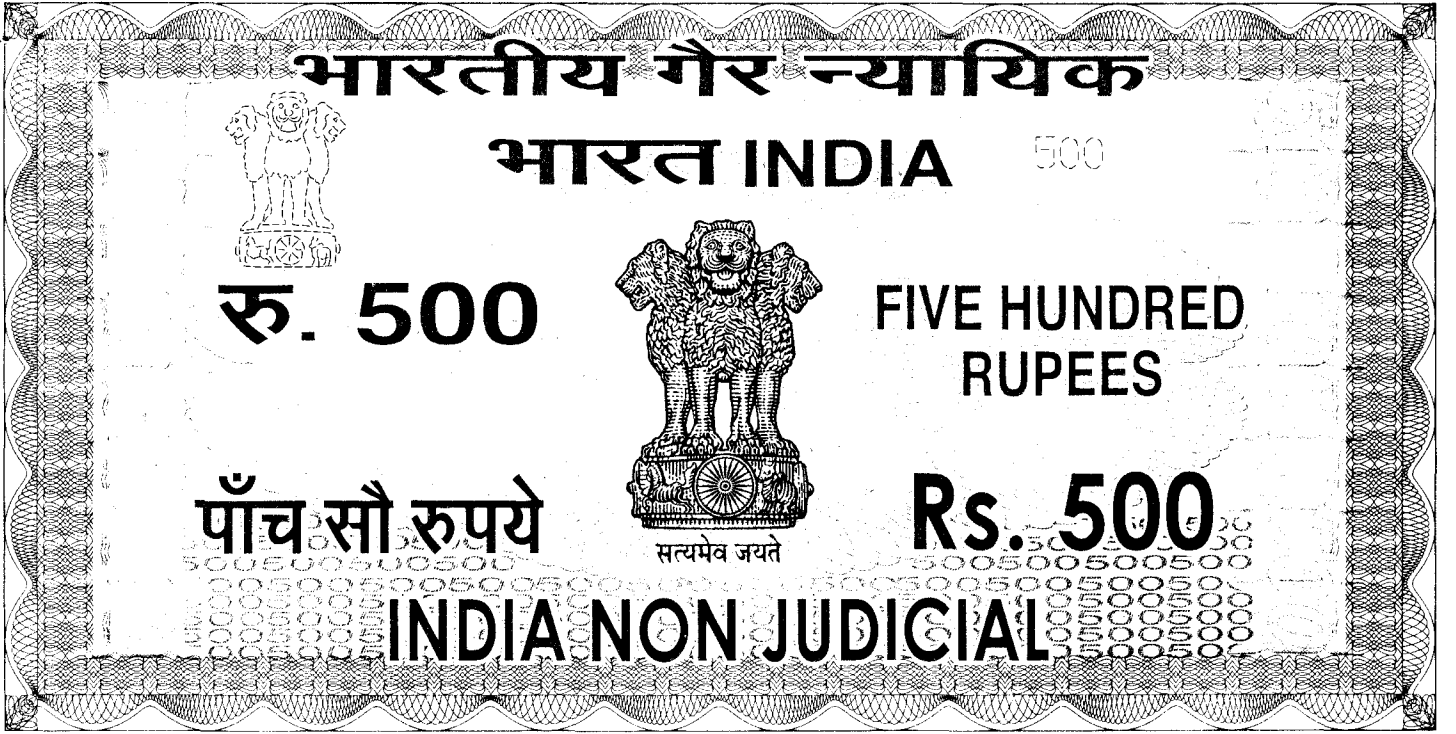




महाराष्ट्र MAHARASHTRA 14 FEB 2018 2017

AH 968979

अनु.क्र. १३८१२ दि.: मु.सु.रकम: 500

दस्तावा प्रकार: Rera Declaration

दस्ता नोंदणी करणार आहेत का? :- होय / नाही

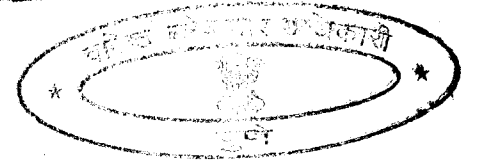
मिळकतीचे वर्णन:

मुद्रांक विकत घेणाऱ्याचे नांव: Pradeep Purple BUILDERS, 11/2 6 FEB 2018

पत्ता: विठोबा विठ्ठल रोड पुणे.

दुसऱ्या पक्षकाराचे नांव: Rera

हस्ताक्षरीचे नांव व पत्ता: S. K. Kulkarni, Kulkarni's पुणे.



प्रथम मुद्रांक लिपीक
करोयानार (पुणे करिता)

[Signature]

[Signature]

सौ. मुचेला मुत्स दशपांडे

परवाना क्र. २२०१११८

५१२/२, बुधवार पेठ, पुणे-२

मुद्रांक विकत घेणाऱ्याची सही

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला आहे त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.



FORM 'B'
[See rule 3(6)]
AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of PRIDE PURPLE BUILDERS LLP through authorized person, Mrs. Shweta Sawant, the Promoters of the ongoing project viz. **'PARK IVORY PHASE II BUILDING NO. F, G & H,** having area- admeasuring 7679.7 Sq.mtrs. carved out of S.No. 214/2/1 to 214/2/10 admeasuring 01 H 17 Are, S.No.215/1 admeasuring 0 H 61 Are, S.No.215/2 admeasuring 26 Are, S.No. 215/3 admeasuring 35 Ares and S.No.215/4 admeasuring 54 Are, Village Wakad, Pune totally admeasuring an area of 2 H 93 Are, 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, Pride Purple Builders LLP through its authorized person, Mrs. Shweta Sawant, promoters of the ongoing project stated above do hereby solemnly declare, undertake and state as under:

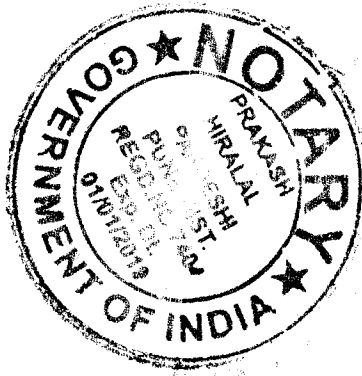
1. That we have a legal title Report to the land on which the development of the project is ongoing.
2. That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land are as under:

Details of Encumbrances:

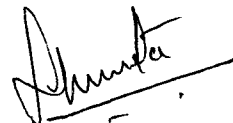
Sr. No.	Encumbrances
1	(1) Vide Mortgage deed dated 18/04/2017, registered in the office of Sub registrar Haveli at Sr. No. 5109/2017, on 16/05/2017 and mortgaged the said land mentioned therein with ICICI bank. (2) Charge/Assignment of receivables, both sold and unsold, from sale of unit/s constructed on the above residential project.

Details of Litigation:

Sr. no.	Name of the Court	Type of Case	Case No.	Plaintiff	Role of the Promoter	Litigation for	Preventive Order if any	Present Status
1	Court of Civil Judge Senior Division Pune	Special Civil Suit	1447/2016	Subhadra Kale	Defendant	Declaration & Permanent Injunction	No adverse or preventative order till date	Pending for Exh 5



3. That the time period within which the project shall be completed by promoter is 30/6/2021
4. That Seventy per cent of the amounts to be realized hereinafter by us 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.
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. That we 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 shall take all the pending approvals on time, from the competent authorities.
8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we will not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

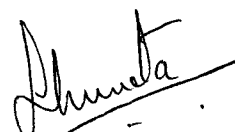

Deponents

Verification

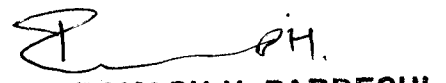
The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Pune on this 14 day of 02, 2018.

NOTED AND REGISTERED AT
SERIAL NUMBER 251/2018


Deponents

BEFORE ME


PRAKASH H. PARDESHI
NOTARY, GOVT. OF INDIA
PUNE DISTRICT

14 FEB 2018

