



महाराष्ट्र MAHARASHTRA

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YN 769540

फक्त प्रातज्ञापत्रासाठी (अनुच्छेद-४,
(सदर मुद्रांक लिहू लायसेन्ससाठी नाही)

प्रातज्ञापत्र कोणाकडे सादर करावयाचे:-

प्रातज्ञापत्रासाठीचे ठिकाण

मुद्रांक, विक्रीत घेणाऱ्याचे नाव

३ महिन्यांची पन्ना

मुद्रांक खरेदी करताना रॉट वही अनु. क्र.

जिने स्वकीयाचे नाव व सही

सुवानाधारक, मुद्रांक विक्रेत्याची नाव सही व परवाना नं.

सदर मुद्रांक विक्री ठिकाण/पन्ना-

ज्या कारणासाठी जमनी/मुद्रांक खरेदी केला त्याची त्याच कारणासाठी
मुद्रांक खरेदी केल्या पासून ६ महिन्यात यापरीचे बंधनकारक आहे.

Affidavit (Rera)

Skyi Property Ventures LLP

Bhugoon Pune 23

2404 दि 18/05/2021

Sushil S. Bhosale, Kolhura Pune 23

सौ. विजया सुरेश लाह

स्टॉप वॉर्डर

परवाना क्रमांक-22011004

मुद्रांक-2404/2021

१५ एप्रिल २०२१

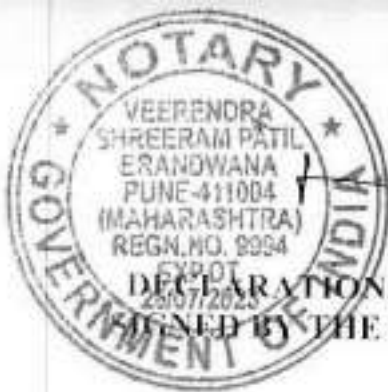


05 MAY 2021



19 MAY 2021

Affidavit



19 MAY 2021

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Skyi Property Ventures LLP (formerly known as Pate Future constructions LLP), a Limited Liability Partnership firm registered under Limited Liability Partnership Act 2008, having its office at 506, Vishwaneel Apts, Narayan Peth, Pune 411030, project "Skyi Star City Phase III" through its designated Partner Mr. Sushant Mohan Jadhav promoter of the proposed project / duly authorized by the promoter of the proposed new project, vide its/his/their authorization.

I, Mr. Sushant Mohan Jadhav co-promoter of the proposed project / duly authorized by the promoter of the proposed new project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report of the lands on which the development of the project is proposed

OR

1. co-promoter and Land Owners have/has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such lands along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

OR

That details of encumbrances are attached including dues and litigation, details of any rights, title, interest or name of any party in or over such lands, along with details.

Sr.No.	Details of Encumbrance
1	Construction Finance from India Real Estate Investment Fund acting through its investment manager ICICI Venture Funds Investment Company Limited by mortgaging the said lands along with structure thereof

Sr No	Name of the Court	Type of Case	Case No	Role of Promoter	Litigation for	Present Status
1	Pune Civil Sr Div. Court	RCS	1752/2014	Not a party	For cancellation of sale deed	Awaiting summons

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is declared by promoter on or before 31/12/2024;

4. (a) For new projects :

That seventy per cent of the amounts realised by me/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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by me/co-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.

(ii) That entire of the amounts to be realised hereinafter by me/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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / the promoter shall 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. That I/the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 I+ the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/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 Pune on this 19 MAY 2021 day of May 2021.


Deponent

ATTESTED


VEERENDRA S. PATIL
NOTARY, GOVT. OF INDIA
ERANDAWANA, PUNE (MAHARASHTRA)
REGN. No. 9994

NOTED AND REGISTERED AT
SERIAL NUMBER 269/2021

19 MAY 2021

