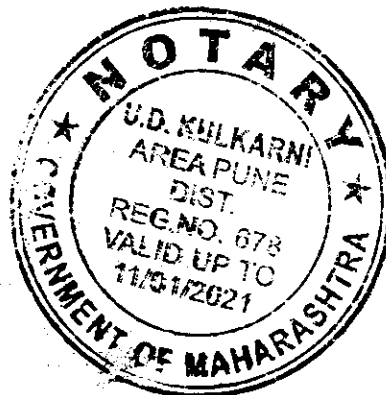


CHALLAN
MTR Form Number-6

GRN	MH004028441201718E	BARCODE			Date	31/07/2017-11:16:22		Form ID		
Department Inspector General Of Registration					Payer Details					
Non-Judicial Stamp Vendor					TAX ID (If Any)					
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha					PAN No.(If Applicable)		AAMCS4929H			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		SNOWFLOWER PROPERTIES PVT LTD			
Location PUNE										
Year 2017-2018 One Time					Flat/Block No.		2ND FLOOR CITY POINT			
Account Head Details				Amount In Rs.		Premises/Building				
0030046401 Sale of NonJudicial Stamp				500.00		Road/Street		DHOLE PATIL ROAD		
						Area/Locality		PUNE		
						Town/City/District				
						PIN		4 1 1 0 0 1		
						Remarks (If Any)				
						AFFIDAVIT CUM DECLARATION				
Total				500.00		Amount In		Five Hundred Rupees Only		
						Words				
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		69103332017073110913 131233601	
Cheque/DD No.					Bank Date		RBI Date		31/07/2017-11:28:03 Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
संदर्भ चलान "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तासाठी लागू नाही.

Mobile No. : Not Available



FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Snowflower Properties Private Limited ("Promoter")** (CIN: U45202PN2008PTC132206) duly incorporated and registered under Companies Act, 1956, having its registered office 2nd Floor, City Point, Dhole Patil Road, Pune - 411001 duly authorized by the promoter of the proposed ongoing project namely "**Three Jewels**", lying and being at Village Kondhwa BK, Taluka Haveli, District Pune vide its Board Resolution dated 31st July 2017;

I, ~~Vinayak Jogdeo, promoter of the proposed project~~ / duly authorized by the promoter of the proposed ongoing project do hereby solemnly declare, undertake and state as under:

1. That Jairaj Developers Unit 11 is the sole and absolute owner of the property on which project is ongoing. Snowflower Properties Private Limited has got valid and subsisting development rights from Jairaj Developers Unit 11 and is entitled to develop the said land and construct building/s thereon. The title of the said land and valid developments rights of the promoter has been duly investigated under the Search and Title Report issued by M/s. UDK & Associates dated 23/09/2013 and Supplementary Search and Title Report dated 26/06/2017.

AND

A legally valid authentication of title of such land 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 and litigations except mentioned below:

Encumbrances details:

The said Promoter - Snowflower Properties Private Limited has mortgaged the project land in favour of ASK Trusteeship Services Pvt. Ltd. Being a Debenture Trustees of ASK Real Estate Special Opportunities Fund for Rs. 95.90 Crores vide Mortgage Deed dated 04/12/2014, which is registered at the Office of Sub-Registrar, Haveli No. 15 at Sr. No. 8821/2014.

Litigation details:-

Sr. No.	Court name	Case No.	Year	Prevention/ Injunction/Interim Order is Passed	Present status
1	CJSD, Pune	Civil MA 200965/2015	2015	No	Notice Unready

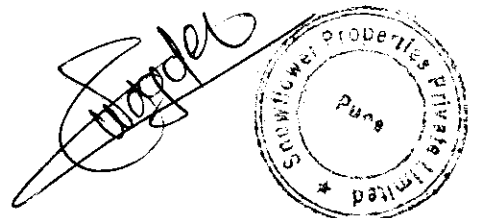
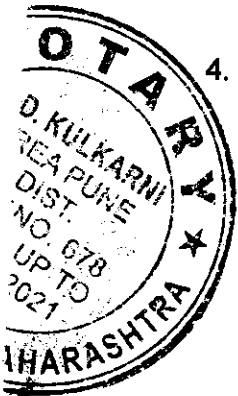
3. That the time period within which the project shall be completed by promoter from the date of registration of project: 31 December 2022.

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/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.

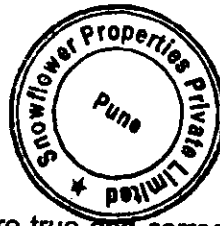


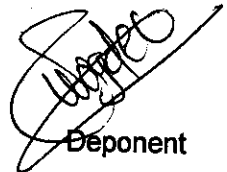
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed 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 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 have 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.

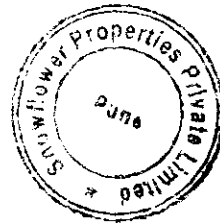
Verification

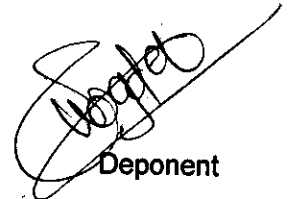
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Pune on this 31 day of July 2017.




Deponent




Deponent

EXECUTED BEFORE ME

UDAY KULKARNI
ADVOCATE & NOTARY
"CITY BAY"
Office No. 201 B, IInd Floor,
17 Boat Club Road, Pune-411001.

Noted At Sr. No. 54
& Date: 31/7/2017

