



Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
 नदर चलन "टाइप" ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.



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

Affidavit cum Declaration

Affidavit cum Declaration of ~~Mr./Ms.~~ **Paranjape Schemes (Construction) Ltd.** a company incorporated and registered under Companies Act, 1956, having its registered office at 1, Somnath, CTS No. 988, Ram Mandir Road, Next to Tilak Mandir, Vile Parle (East) Mumbai: 400 057, and corporate office at PSC House, CTS No. 111+111/2, Anand Colony, off Prabhat Road, Pune: 411 004, promoter of the ongoing project viz. "Athashri Synergy" situated at Survey No. 8, Hissa Nos. 3 to 7 and 9 to 14, Village Mhalunge, Taluka: Mulshi, District: Pune 411045, Maharashtra through its duly authorized signatory Kamallesh Dutta, age: adult, occupation: service, address: c/o PSC House, CTS No. 111+111/2, Anand Colony, off Prabhat Road, Pune: 411 004, vide its/~~his/their~~ authorization dated 29.05.2017;

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

1. ~~That I / the promoter have / has a legal title report to the land on which the development of the project is proposed.~~

OR

SYNERGY DEVELOPMENT CORPORATION PVT. LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its Registered Office at 1204/4, Ghole Road, Shivaji Nagar, Pune-411005, ~~have/~~ has a legal title ~~report~~ to the land on which the development of the ~~proposed~~ ongoing project is to be carried out

AND

a legally valid authentication of the title of such land alongwith an authenticated copy of the agreement between such owner and Promoter for development of the real estate project is enclosed herewith.

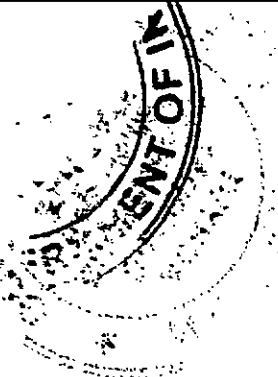
2. That the project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigations, details of any rights, title, interest or name of any party in or over such land, ~~alongwith details~~ are as under:

Details of encumbrances: Nil

Details of litigation in respect of the Whole Property:



Sr. No.	Name of the Court	Type of case	Case No.	Role of the Promoter	Litigation for:	Preventive order if any	Present status
1	Collector of Pune	RTS Appeal	424/2016	Nil (Land Owner is Appellant)	To Challenge RTS Order 130/2013 Passed by SDO maval Dated 18/02/2016	Nil	Notice Report Next date 21/08/17
2	Collector of Pune	RTS Appeal	425/2016	Nil (Land Owner is Appellant)	To Challenge RTS Order 128/2013 Passed by SDO maval Dated 18/02/2016	Nil	Notice Report Next date 21/08/17

3. That the time period within which the project shall be completed by me/ Promoter from the date of registration of the Project: on or before 31/07/2021;

4. (a) for new projects:

~~That seventy percent 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 percent of the amounts to be realised hereinafter by me/ the 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.

OR

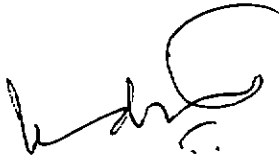
(ii) ~~That entire of the amounts to be realised hereinafter by me/ Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of the 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

AUTHORISED SIGNATORY

Verification

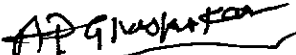
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this 11th day of July-2017.

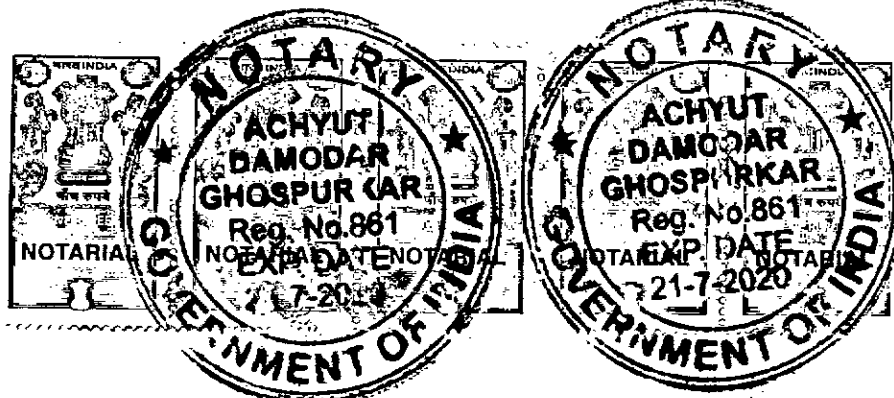

Deponent

AUTHORISED SIGNATORY

BEFORE ME


A. D. GHOSPURKAR
NOTARY UNION OF INDIA
PUNE

Noted And Registered
at Sr. No. 946/2017
Date 11/7/17



ADVOCATE

Anil Sardesai

M.COM., LL.M.

CTS No. : 40/11, F. P. No. 56/11.
Silver Breeze Apt., Bhonde Colony.
Erandawane, Pune - 411 004.
Phone : 25433166.
E-mail : sardesai.anil@yahoo.com

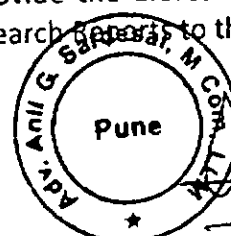
TITLE CERTIFICATE

At the instance of **PARANJAPE SCHEMES (CONSTRUCTION) LTD.** a company registered under the Indian Companies Act, 1956 having registered office at 1, Somnath, CTS No.988, Ram Mandir Road, Next to Tilak Mandir, Vile Parle (East), Mumbai - 400 057 and administrative office at PSC House, CTS No.111+111/2, Anand Colony, Off. Prabhat Road, Pune - 411 004, represented by one of its present Directors, Shrikant Purushottam Paranjape, Age 59 years, occupation: business, hereinafter referred to as "**MY CLIENT**", I have taken update search and verified title of all that piece and parcel of land admeasuring 41,100 sq.mtrs. carved out of Survey No.8, Hissa Nos. 3 to 7 and 9 to 14, situated at Village Mhalunge, Taluka Mulshi, District Pune, hereinafter referred to as the said "**LARGER LAND**" more particularly described in the **SCHEDULE I** written hereunder on the basis of and in continuation to the Certificate of Title of the issued by M/s. Rajiv Patel and Associates on 03.07.2015, hereinafter referred to as the "**PRINCIPAL SEARCH REPORT**" of which the piece and parcel of plot of land admeasuring 3808.22 sq.mtrs., more particularly described in **SCHEDULE** given hereunder, hereinafter referred to as the "**SAID LAND**", more particularly described in the **SCHEDULE II** written hereunder forms a part.

On the basis of the aforesaid Title Certificate dated 03.07.2015 issued by M/s. Rajiv Patel and Associates and the update search and verification of title conducted by me in continuation thereto, I have issued supplementary title search report dated 10.07.2017 (said "**SUPPLEMENTARY SEARCH REPORT**"), based on and subject to contents whereof I hereby certify that, **SYNERGY DEVELOPMENT CORPORATION PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its Registered Office at 1204/4, Ghole Road, Shivaji Nagar, Pune-411005 ("**SYNERGY**") has clean, clear and marketable title to the land admeasuring 37900 Sq.Mtrs. out of the said Larger Land (said "**SYNERGY LAND**") and one Smt. Lata Ashok Khinvsara has title to the balance land admeasuring 3200 Sq.Mtrs. out of the said Larger Land subject to the contents of the Principal Search Report and the said Supplementary Search Report.

As per agreement to sell cum development agreement and power of attorney both dated 07.07.2017, registered in the office of Sub Registrar Haveli No.22, at serial No.6997/2017 and No.6998/2017 respectively, Synergy has agreed to sell, transfer and assign the said Land carved out of the said Synergy Land unto and in favour of My Client and has granted, assigned and transferred development rights and possession in respect of the same to My Client, for the consideration and on the terms and conditions mentioned therein; and as such My Client is sufficiently entitled to develop the said Land and sell the apartments constructed therein and receive consideration therefor exclusively.

Since the said Principal Search Report together with the said Supplementary Search Report collectively form a bulky document, My Client informed me that it intends to submit this Title Certificate for the purpose of registration of the said Project under The Real Estate (Regulation and Development) Act, 2016, and the rules thereunder and annex the same to the agreements for sale the apartments in the said Project and confirmed that it shall provide the aforesaid Principal Search Report and all subsequent Supplementary Search Reports to the allottees of apartments.



ACHYUT
DAMODA
GHOS

There are following litigations pending in respect of the said Larger Land:

Sr. No.	Name of the Court	Type of case	Case No.	Role of the Promoter	Litigation for:	Preventive order if any	Present status
1	Collector of Pune	RTS Appeal	424/2016	Nil (Synergy is Appellant)	To Challenge RTS Order 130/2013 Passed by SDO maval Dated 18/02/2016	Nil	Notice Report Next date 21/08/17
2	Collector of Pune	RTS Appeal	425/2016	Nil (Synergy is Appellant)	To Challenge RTS Order 128/2013 Passed by SDO maval Dated 18/02/2016	Nil	Notice Report Next date 21/08/17

There are no encumbrances found in respect of the said Land.

I hereby certify that, subject to whatever stated in the said Principal Search Report and the said Supplementary Search Report Synergy holds a clear and marketable title over the said Synergy Land; and My Client is sufficiently entitled to develop the said Land and sell the apartments constructed therein and receive consideration therefor exclusively.

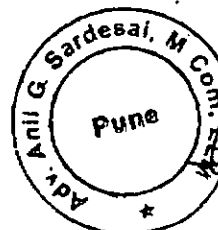
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SCHEDULE I

(Description of the said Larger Land)

The contiguous block of land admeasuring 41,100 sq.mtrs formed of the lands /portions admeasuring Hectares 00 = 17 Ares, Hectares 00 = 09 Ares, Hectares 00 = 93 Ares, Hectares 01 = 13 Ares, Hectares 00 = 11 Ares, Hectares 00 = 32 Ares, Hectares 00 = 48 Ares, Hectares 00 = 56 Ares, Hectares 00 = 54 Ares, Hectares 00 = 34 Ares and Hectares 00 = 42 Ares out of the said lands bearing Hissa Nos.3, 4, 5, 6, 7, 9, 10, 11, 12, 13 and 14 of Survey No.8 excluding therefrom the aggregate area (8500 sq.mtrs) of portions admeasuring Hectares 00 = 01 Ares, Hectares 00 = 02 Ares, Hectares 00 = 20 Ares, Hectares 00 = 01 Ares, Hectares 00 = 18 Ares, Hectares 00 = 17 Ares, Hectares 00 = 12 Ares and Hectares 00 = 14 Ares out of the said lands bearing Hissa Nos.3, 7, 9, 10, 11, 12, 13 and 14 respectively of Survey No.8, Village Mahalunge which have been acquired for National Highway No.4 and which contiguous block admeasuring 41,100 Sq.Mtrs., situated at village Mahalunge, Taluka Mulshi, District Pune, within jurisdiction of registration district of Pune, and bounded as under:

On or towards East : Balewadi Boundary
On or towards West : Mumbai Pune Highway
On or towards South : Adjacent Survey No.9
On or towards North : Mula River

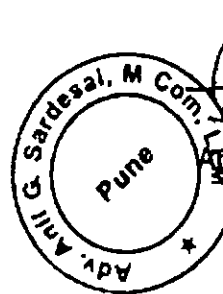


Schedule II
(Description of the said Land)

All that piece and parcel of amenity space admeasuring 3808.22 Sq. Mtrs., defined as per sanctioned plan dated 18/11/2016, bearing No.87/16-17, carved out of the said Larger Land more particularly described in the Schedule I above, and bounded as under:

On or towards East	: Proposed 24 Mtrs wide RP Road
On or towards West	: 12 Mtrs wide service road and beyond that Pune Mumbai Highway
On or towards South	: Plot B out of the said Sanctioned Layout
On or towards North	: Plot A out of the said Sanctioned Layout

Place : Pune
Date : 10.07.2017


Anil Sardesai
Advocate

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 22

दस्त क्रमांक : 6997/2017

नोदणी :

Regn:63m

गावाचे नाव : 1) महाळुंगे

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 90000000

(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 49212280

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव मौजे म्हाळुंगे ता.मुळशी जि.पुणे येथील स.नं. 8 येथील जमीन मिळकत यासी क्षेत्र 3808.22 चौ.मी हा या दस्ताचा विषय आहे. ((Survey Number : 8 ;))

(5) क्षेत्रफळ

1) 3808.22 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-सिनर्जी डेव्हलपमेंट कॉर्पोरेशन प्रा.लि तर्फे संचालक श्री. कृष्णमूर्ती मुथुस्वामी - तर्फे कजचे कु.मु. म्हणून अंकलेश चिंचोले वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १२०४/४, घोले रोड, शिवाजीनगर, पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, PUNE. पिन कोड:- 411005 पॅन नं:-AAJCS5514R

2): नाव:-मान्यता देणार - श्री. श्रीकांत पुरुषोत्तम परांजपे तर्फे कजचे कु.मु. म्हणून राजेंद्र अनिल कर्वे - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: प्रभात रोड पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, PUNE. पिन कोड:-411004 पॅन नं:-AACCP1941Q

3): नाव:-मान्यता देणार - हेमंत दत्ताजी नाईकनवरे - तर्फे कजचे कु.मु. म्हणून शंकर ऊर्फ लिंगीया तुलचीया खेतावत वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: १२०४/४, घोले रोड, शिवाजीनगर, पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, PUNE. पिन कोड:-411005 पॅन नं:-

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-परांजपे स्कीम्स (कन्स्ट्रक्शन्स) लि. तर्फे संचालक श्री. शशांक पुरुषोत्तम परांजपे तर्फे कजचे कु.मु. म्हणून - किरण नंदकुमार खुडे वय:-26; पत्ता:-, , प्रभात रोड, पुणे, -, आ.र. शाला, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411004 पॅन नं:- AACCP1941Q

(9) दस्तऐवज करून दिल्याचा दिनांक 07/07/2017

(10) दस्त नोंदणी केल्याचा दिनांक 07/07/2017

(11) अनुक्रमांक, खंड व पृष्ठ 6997/2017

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 4500000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा

श्री नक्कल वाचली
श्री मजबूत घेतली

अससलवर हुकुम नकल

श्री. फि २० २८५

बनादिली २१ मधु

दिनांक - ०७/०७/२०१७

सह. दु.नि. (वर्ग-२) हवेली-२२

मुल्यांकनासाठी विचारात घेतलेला

तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

