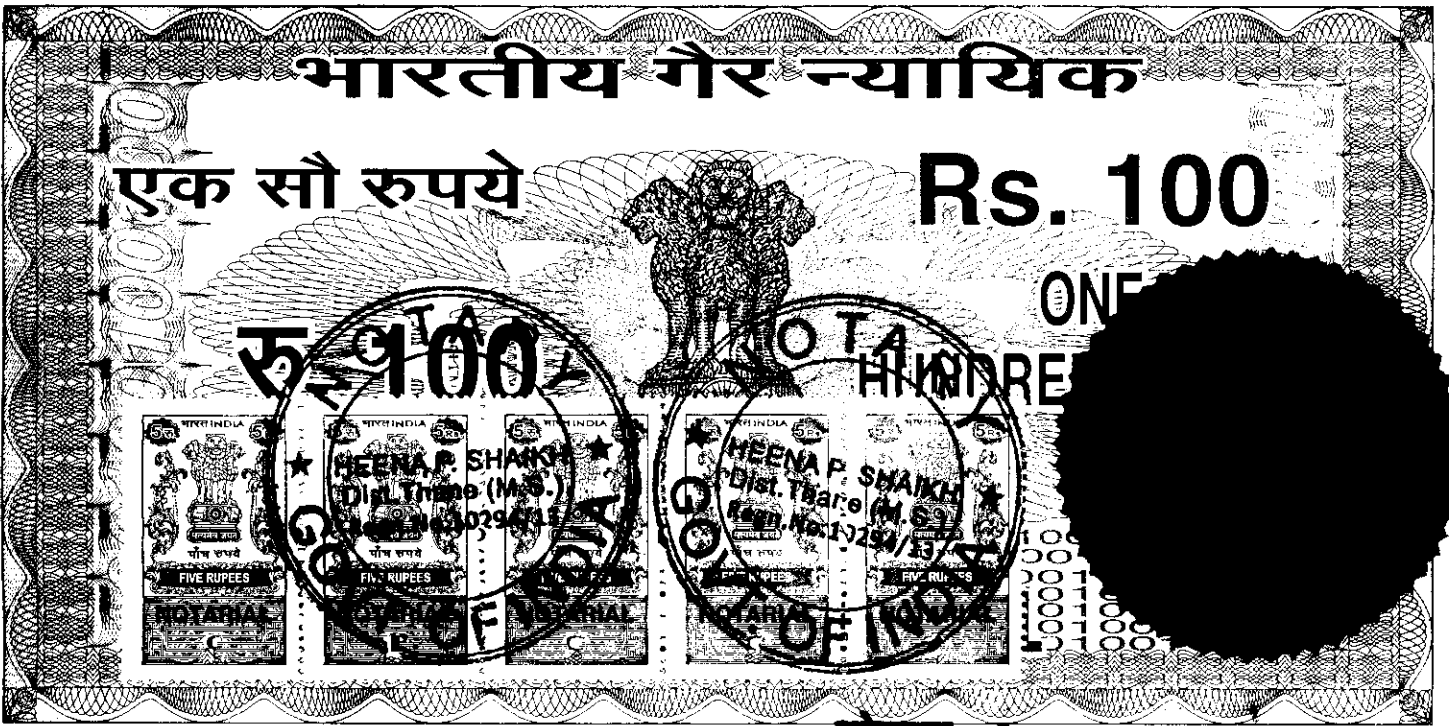


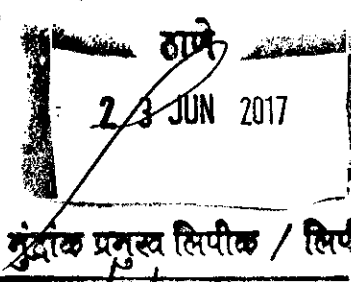


महाराष्ट्र MAHARASHTRA

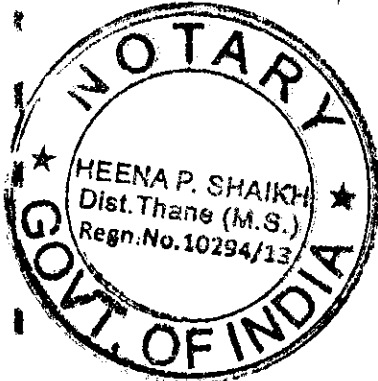
जिल्हा कायानगर कार्यालय

2017

SF 178636



23/6/2017



महाराष्ट्र ... 43534 ... दिनांक

वस्तुस्थिति प्रमाण - Declaration

वस्तु मालकी करदाता आहे का ? होय/नाही

मिळकतीचे दस्तऐवज वर्णन -

मुद्रांक विकत घेण्याचे नांव - Puranik Builders Pvt Ltd

हस्तो असल्यास त्याचे नांव - Sheshnath Shinde

पत्ता व सही -

मुसत्या पक्षकाराचे नांव -

मुद्रांक शुल्क रक्कम - 100/500

मुद्रांक विक्रेत्याची सही-(नितिन य. मांजरेकर)

मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा झेरोक्स/टायपिंग सेंटर

दुकान नं. ३४, भवानी मार्केट, कलेक्टर ऑफीस जवळ, जणे (प.)-४०१.

परवाना मुद्रांक क्रमांक - ९२०९०९०

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 26/6/2017.





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 is entitled to piece and parcel of land bearing Survey No. 12 Hissa No.16/1 admeasuring i.e. 12050 sq. meters and Survey No. 12 Hissa No.17/1 admeasuring i.e. 461 sq. meters aggregating to 12511 sq. mtrs situated at Village Mhalunge, Taluka Mulshi, District Pune; (Herein after referred as 'the said property' or Project Land).

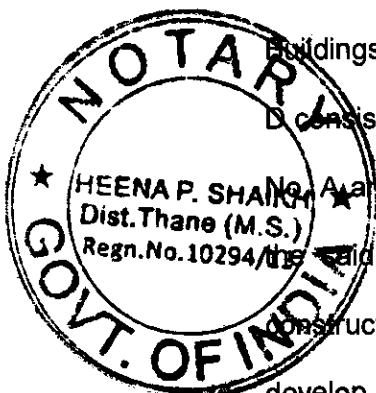
(b) The Promoter is developing housing complex known as Aldea Annexo on said property, consisting of five buildings. Initially plan was sanctioned and approved by the Collector, Pune vide Sanction No PMA/NA/SR/201/2013 dated 26/05/2014; on recommendation of Asst. Director Town Planning, Pune vide letter No.: Rekhankan/ NABP/Mau.Mhalunge/Tal.Mulshi/S.No.12/16/1&12/17/1/S.S.Pu./5533 dated 24/9/ 2013. Thereafter Pune Metropolitan Region Development Authority (PMRDA) was appointed as planning authority, where said property is situated. The said PMRDA pursuant to application made by the Promoter, granted permission to amend the plan by its letter bearing No. PMU/Mou.Mhalunge/S.No. 12/16/1 and 12/17/1/Pra. Kra 3160 dated 20/1/2016 and has granted permission to construct five buildings bearing building Nos. A, B, C-1, C-2 and D. As per said sanction, permission is received for

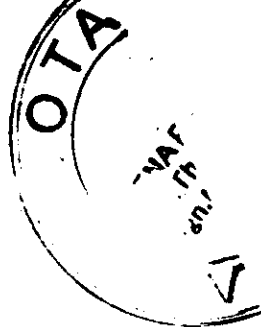
Buildings A, B, C-1 and C-2 consisting of stilt(parking) plus 12 Floors and for Building D consisting stilt(Parking)+3 Floors. Promoter has constructed two buildings Building

No. A and B consisting of stilt (parking) plus 12 floors and has given possession of said buildings to the Allottee of those buildings. In this Phase, Promoter is

constructing Building C1 and project known as Aldea Annexo C1. Thereafter will develop phase Aldea Annexo C2 for building C2 and Aldea Annexo D for building D.

The Building D will be constructed only after receiving sanction of additional floor upto 12th Floor. The Promoter has made an application for amendment to the plan for sanction of said Building D upto 12th Floor. The entire scheme of development of

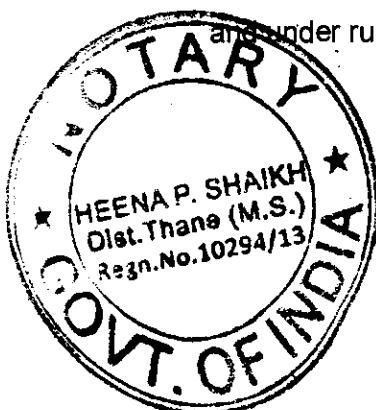


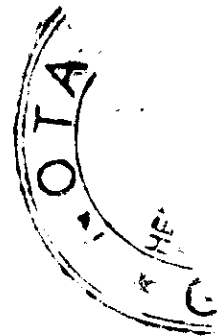




said project land is explained in proposed Agreement for Sale between Promoter and Flat Purchaser.

2. There are no encumbrance or litigation in respect of project land and it is free from encumbrance.
3. The said Project Aldea Annexo C1 will be completed on or before 31st December, 2025
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.
6. 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 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.







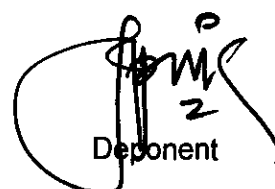
9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any Allottee at the time of allotment of any apartment.


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 12th 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. 28260/2017

11 7 JUL 2017