



महाराष्ट्र MAHARASHTRA

2023

CB 492820

Affidavit cum Declaration

मुद्रांक नोंदवही अनुक्रमांक 8028 दिनांक 27/09/2023 रुपये 500/-

मुद्रांक विकत घेणाऱ्याचे नाव Nyati Realtors LLP

रहिवासाचा पत्ता Yerwada, Pune

हस्ते नाव व पत्ता Akash Hingmire, Kondhwa, Pune

मुद्रांक विकत/हस्ते घेणाऱ्याची सही [Signature]

ज्या कारणासाठी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.



[Signature]
सौ. बला कनकुरे

अे१४, विद्युत नगर, कोल्हापूर पार्क, पुणे-१.
मुद्रांक विक्रेती पत्ताना क्र: २२०११२८

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 **NYATI REALTORS LLP**, a Limited Liability Partnership Firm duly constituted under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at "Nyati Unitree", Survey Number 103/129, Plot B+C, CTS No. 1995 + CTS No. 1996B, Yerwada, Pune Nagar Road, Pune 411006, through Designated Partner Shri Piyush Nitin Nyati - Promoter of the proposed project "**NYATI ESTEBAN II**";

IT, Nyati Realtors LLP - Promoter of the proposed project "**NYATI ESTEBAN II**" (as part of the Whole Project "**NYATI ESTEBAN**") do hereby solemnly declare, undertake and state as under:

1. That Nyati Realtors LLP has a legal title (as the Owner) to the land on a portion of which development of the said proposed project "**NYATI ESTEBAN II**" (as part of the Whole Project "**NYATI ESTEBAN**") is to be carried out, and a legally valid authentication of title of such land is enclosed herewith.
2. That the project land is having following encumbrance as of date -

CASE NO	NAME OF PARTIES
SCS NO. 2599/2010 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SHRI. P. TULSIDAS NAMBIAR V/S SHRI. GANPAT LAXMAN PUNEKAR AND OTHERS
SCS NO. 188/2014 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SMT. INDUBAI EKNATH HINGE V/S NYATI BUILDERS PVT. LTD. AND OTHERS
RCS NO. 1753/2008 COURT OF CIVIL JUDGE SENIOR DIVISION, PUNE	SOU. ALKA PANDURANG PUNEKAR V/S SHRI MANIK GENBA PUNEKAR AND OTHERS
RCS No. 76/2023 COURT OF CIVIL JUDGE, SENIOR DIVISION, PUNE	MUKUND MADHUKR AMBEKAR AND FIVE OTHERS V/S KAUSALYA CHANDRAKANT PUNEKAR AND SEVENTEEN OTHERS

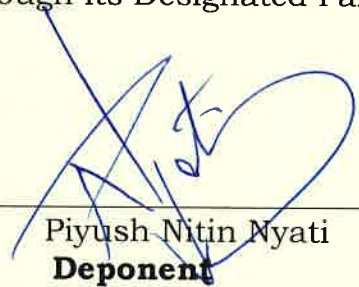
3. That the time period within which the project "**NYATI ESTEBAN II**" shall be completed by us from the date of registration of project is **30.09.2027**.
4. For new projects: That seventy per cent of the amounts realised by Nyati Realtors LLP for the said real estate project "**NYATI ESTEBAN II**" 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 Nyati Realtors LLP 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 **"NYATI ESTEBAN II"** have been utilised for the said project and the withdrawal has been in compliance with the proportion to the percentage of completion of the **"NYATI ESTEBAN II"**.
7. That Nyati Realtors LLP shall take all the pending approvals on time, from the competent authorities.
8. That Nyati Realtors LLP 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 Nyati Realtors LLP have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Nyati Realtors LLP shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Nyati Realtors LLP
through its Designated Partner




Piyush Nitin Nyati
Deponent



Verification

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

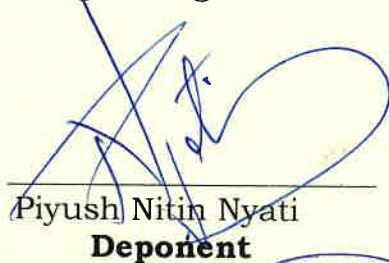
Verified by me at Pune on this 03 day of October, 2023.

Noted & Registered
at. Sr. No. A-13312023



03 OCT 2023

For Nyati Realtors LLP
Through Designated Partner


Piyush Nitin Nyati
Deponent



BEFORE ME.

Shankar D. Marapu
NOTARY
GOVT OF INDIA