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महाराष्ट्र MAHARASHTRA

● 2023 ●

75AA 865806

मुद्रांक विक्री नोंदवही अनु. क्रमांक 36400 दिनांक - 2 NOV 2023
दस्तावा प्रकार - प्रतिज्ञापत्र मुद्रांक शुल्क रक्कम 100 =

हस्त नोंदणी वापसार आहेत का?

होय(Yes)/ नाही(No)

मिळकतीचे थोडक्यात वर्णन -

मुद्रांक विक्री वेळालाचे नांव - फेचलक्रे प्रॉपर्टी प्रॉ. लि. अस्कावली

दुसऱ्या पक्षकाराचे नांव -

हस्ते असल्यास त्यांचे नांव -

मुद्रांक विक्रीत घेणारा/ हस्ते व्यक्तीची सही
D. SAVED
PUNE
REGD. NO
679/1994
EXPIRY DATE
11/1/2028
STATE OF MAHARASHTRA

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ माहान्यत वापरणे बंधनकारक आहे.

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Jayant Gosavi, Authorized Signatory of Cavalcade Properties Private Limited, ("Promoter") of the proposed project known as "T2 named Constella of Raheja Galaxy in RV Premiere" {being Building No. T2 (as per sanctioned plans)}, to be

constructed/developed by the Promoter on portion of the Demarcated Building Sub Plot admeasuring approximately 17569.32 sq. mtrs. (earmarked/designated for Residential Building/Wings Nos. T1, T2, T3, T4, T4A and Commercial Development) from and out of the Layout (being developed as "**Raheja Vistas Premiere**") and being demarcated portion of the non-agricultural land bearing S. No. 27 H. No. 1B+2+3 (Plot A) + S. No. 27 H. No. 4 + S. No. 27 H. No. 5 + S. No. 37 H. No. 3+4 (Plot B), S. No. 25 H. No. 4 (pt), S. No. 26 H. No. 2A, S. No. 26 H. No. 2B (pt), S. No. 26 H. No. 1+9A (pt) of Village Mohammadwadi, Taluka Haveli, District Pune (hereinafter referred to as the "**Project**").

I, Jayant Gosavi, duly authorized by the Promoter of the proposed Project vide board resolution passed on 14.08.2023 in the board meeting of the Promoter Company, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal Title Report with respect to the land bearing S. No. 27 H. No. 1B+2+3 (Plot A) + S. No. 27 H. No. 4 + S. No. 27 H. No. 5 + S. No. 37 H. No. 3+4 (Plot B), S. No. 25 H. No. 4 (pt), S. No. 26 H. No. 2A, S. No. 26 H. No. 2B (pt), S. No. 26 H. No. 1+9A (pt) of Village Mohammadwadi, Taluka Haveli, District Pune, on a portion of which the development of the Project is proposed.

AND a legally valid authentication of title of such land is set out in the Title Report dated 30.08.2023 ("**Title Report**"), and is uploaded on the Project webpage of Maharashtra Real Estate Regulatory Authority ("**MahaRERA**").

2. That the details of encumbrances including the dues and litigations, details of any rights, title, interest or name of any party in or over such land are provided in the "Details of Encumbrances concerned to Legal", "Details of Encumbrances concerned to Finance" and the "Title Report" all of which are uploaded on the Project webpage of MahaRERA.
3. That the time period within which the Project shall be completed by the Promoter is by 31.07.2028.
4. That seventy per cent of the amounts realized by the Promoter for the real estate project from the allottee/s, 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 70% of the amounts collected from the allottees of the 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, if any, 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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act; and in the interest of disclosure has provided further information, as set out in the Explanatory Note /Self – Declaration annexed as **Annexure "A"** hereto.

10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment in the Project.

Deponent
For Cavalcade Properties Private Limited



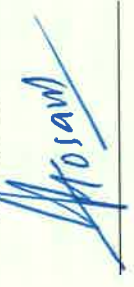
Jayant Gosavi
(Authorized Signatory)

Verification

The contents of my above Affidavit cum Declaration (read with Explanatory Note / Self - Declaration at Annexure "A" hereto) are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Pune on this 02nd day of November 2023.

Deponent
For Cavalcade Properties Private Limited



Jayant Gosavi
(Authorized Signatory)



ATTESTED BY


A. Rashid D. Sayed
Notary, State of Maharashtra
PUNE

3 NOV 2023

Noted & Registered
At Sr. No. B-3735/2023



ANNEXURE "A"
Explanatory Note / Self - Declaration

It is clarified / explained in the interest of true, correct and material disclosure as follows:

1. The Promoter is undertaking the development of a complex to be known as **"Raheja Vistas Premiere"** ("Development Complex") on all that piece and parcel of non-agricultural land admeasuring **130877.97 sq. mtrs.** bearing S. No. 27 H. No. 1B+2+3 Plot A + S. No. 27 H. No. 4+ S. No. 27 H. No. 5 + S. No. 37 H. No. 3+4 Plot B, S. No. 25 H. No. 4, S. No. 26 H. No. 2A, S. No. 26 H. No. 2B (pt), S. No. 26 H. No. 1+9A (pt) of Village Mohammadwadi, Pune ("Larger Property").
2. The Larger Property comprises of the Net Plot area admeasuring 92752.22 sq. mtrs. + DP Road area admeasuring 18675.96 sq. mtrs. + Road Under Section 205 admeasuring 1480.20 sq. mtrs. + Amenity Space admeasuring 17918.19 sq. mtrs. + Area reserved for Green Belt admeasuring 51.4 sq. mtrs.
3. The Promoter presently proposes to construct 13 (thirteen) or more buildings/towers on the Net Plot and has registered/ proposes to register single/group of buildings / towers as separate "real estate projects" with the Maharashtra Real Estate Regulatory Authority ("**MahaRERA**") by identifying notionally demarcated plots from and out of the Net Plot for developing such real estate projects.

4. The Promoter commenced development of the Net Plot prior to the implementation of the Real Estate (Regulation and Development) Act, 2016 and the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 (collectively "**RERA**") and has since then completed / initiated construction and development of the following projects:

No.	Building/ Tower No. as per sanctioned Plans	Area of Demarcated Building Sub Plot	Name of Real Estate Project	MahaRERA Registration No.
1.	T5-T6	11458.01	-	Not Applicable as project was completed before implementation of RERA
2.	T12	5495.21	T12 named Magna being phase 2 of the project comprising buildings T12 and T13	P52100015996
	T13		T13 phase of the project comprising building T12 and T13	P52100000707
3.	T7	7754.48	T7 named Belvedere phase 3 of Raheja Reserve being buildings T7 T8 T9 T10 in RV Premiere	P52100030551
	T8		T8 named Luxuriant Phase 2 of Raheja Reserve being Buildings T7 T8 T9 T10 in RV Premiere	P52100024187
	T9-T10		T9 Chronos and T10 Supremus Phase 1 Of Raheja Reserve being Buildings T7 T8 T9 T10 in RV Premiere	P52100021356
4	T11	2816.00	T11 named as Raheja Stellar in RV Premiere	P52100033399

5. The areas of the Demarcated Building Sub Plots referred to above, are for the purpose of development of the real estate project thereon and consequent transfer of title in accordance with the provisions of RERA.
6. On completion of the buildings/towers and in furtherance to the agreements for sale executed by the Promoter in favour of the allottees in the respective real estate projects, the Promoter has executed and registered Deeds of Apartment (Conveyance Deeds) in favour of several allottees w.r.t. their apartments and their undivided proportionate share in the Demarcated Building Sub Plot pertaining to their respective real estate projects.
7. In furtherance to the construction and development of the Buildings/Towers referred to in para 4 above, the Promoter has similarly identified another demarcated portion in the Net Plot being Demarcated Building Sub Plot admeasuring 17569.32sq. mtrs. for construction of its Project "Raheja Galaxy" in RV Premiere.
8. The Promoter has computed 3168.21 sq. mtrs. as the notional proportionate land area with respect to the Building T2 i.e. project named "T2 named Constella of Raheja Galaxy in RV Premiere" and is filling the aforesaid area as the "project area" in the online form to be uploaded on MahaRERA website. The Promoter clarifies that notwithstanding the said notional un-demarcated "proportionate land area" being stated as the project area with respect to Building T2 i.e. project named "T2 named Constella of Raheja Galaxy in RV Premiere", the transfer of title in respect of the Project (viz T2 named Constella of Raheja Galaxy in RV Premiere) shall be in accordance with the RERA, and as may be more particularly mentioned in the agreements for sale to be executed with the allottee/s in the Project.

