

Date: 13/9/2021

To,
The Maharashtra Real Estate Regulatory Authority,
Slum Rehabilitation Building,
"A" Wing, Prof. Anand Kanekar Road,
Bandra (East), Mumbai – 400051.



Sirs,

Subject : Disclosure to discontinue and de-register project "NYATI ETHOS I – A1 – PART" registered under Registration No.P52100001879.

1. We are the Promoters of the residential project "NYATI ETHOS I – A1 – PART" earlier proposed to be implemented by us on land portion out of Survey No. 21 Hissa Nos.1A, 1B, 3A/1, 3A/2, 3A/3 and 3A/4 of village Undri, Taluka Haveli, District Pune.
2. We procured registration of the said project "NYATI ETHOS I – A1 – PART" from you vide Registration No.P52100001879 and as per the fresh certificate of registration issued by you dated 18.05.2020, the said Registration is valid till 31.01.2022.
3. The said project namely "NYATI ETHOS I – A1 – PART" proposed to be implemented was to consist of 7th floor to 12th floor of the Building "A1".
4. However, subsequent to registration of said project, due to certain legal issues and for good and sufficient reasons we have presently decided not to go ahead with the said project "NYATI ETHOS I – A1 – PART" on the said Land.
5. Till date, we have neither accepted any booking/s, nor have executed any Agreements in respect of the Units in the said Project with any person/ party and we are enclosing herewith an Affidavit cum Declaration to that effect. We are also enclosing herewith relevant certificates issued by Architect and Chartered Accountant in that regard.

NYATI BUILDERS PRIVATE LIMITED.

Nyati Unitree, Survey No. 103/129, Plot B+C of CTS No. 1995 and CTS No. 1996B,
Yerwada, Pune-Nagar Road, Pune 411006, India

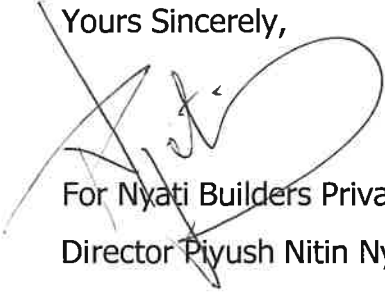
+91-20-6686-3332 +91-20-6686-3333 info@nyatigroup.com www.nyatigroup.com

Corporate Identity Number (CIN) - U45202MH1996PTC102620



6. In the circumstances, we wish to de-register the said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016.
7. Please find enclosed herewith copies of the following :
 - a. Copy of the Fresh Registration Certificate issued by you in respect of the said Project dated 18.05.2020.
 - b. Affidavit cum Declaration executed by us.
 - c. Certificate dated 03/09/2021 issued by Shirish Dasnurkar & Associates, Architect.
 - d. Certificate dated 02/09/2021 issued by Kushal D. Jain & Associates, Chartered Accountant.
8. As such you are requested to consider this as our disclosure to discontinue the said Project "NYATI ETHOS I – A1 – PART" registered under Registration No.P52100001879 and pass necessary order in that regard.

Yours Sincerely,



For Nyati Builders Private Limited
Director Piyush Nitin Nyati.

Encl. : As above.



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52100001879**

Project: **NYATI ETHOS I - A1-Part** Plot Bearing / CTS / Survey / Final Plot No.: **Survey No 21-1A and 1B and 3A-1 and 3A-2 and 3A-3 and 3A-4 at UNDRI, Haveli, Pune, 411060;**

1. **Nyati Builders Private Limited** having its registered office / principal place of business at *Tehsil: Pune City, District: Pune, Pin: 411006.*
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of 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;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by 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 completion of the project.
 - The Registration shall be valid for a period commencing from **29/07/2017** and ending with **31/01/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

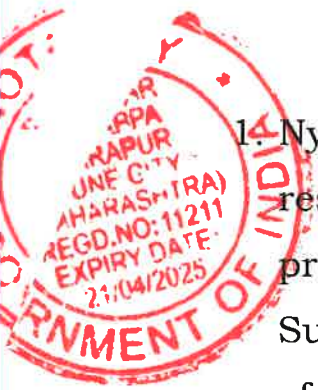
Signature valid



Dated: **18/05/2020**

Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



1. Nyati Builders Private Limited is the Promoters of the residential project "NYATI ETHOS I - A1 - PART" earlier proposed to be implemented by us on land portion out of Survey No. 21 Hissa Nos.1A, 1B, 3A/1, 3A/2, 3A/3 and 3A/4 of village Undri, Taluka Haveli, District Pune.

2. Nyati Builders Private Limited procured registration of the said project "NYATI ETHOS I - A1 - PART" from you vide Registration No.P52100001879 and as per the fresh certificate of registration issued by you dated 18.05.2020, the said Registration is valid till 31.01.2022.

3. The said project namely "NYATI ETHOS I - A1 - PART" proposed to be implemented was to consist of 7th floor to 12th floor of the Building "A1".



4. However, subsequent to registration of said project, due to certain legal issues and for good and sufficient reasons Nyati Builders Private Limited has presently decided to not to implement the said project "NYATI ETHOS I - A1 - PART" on the said Land.

5. Nyati Builders Private Limited have neither accepted any booking/s, nor have executed any Agreements in respect of the Units in the said Project with any person/ party till date.

6. Nyati Builders Private Limited has decided to de-register the said Project "NYATI ETHOS I - A1 - PART" registered under Registration No.P52100001879.

Deponent

Nyati Builders Private Limited, through
Chairman and Managing Director
Shri. Nitin Dwarkadas Nyati.

ATTESTED

Shankar D. Marapur
NOTARY
GOVT. OF INDIA

Noted & Registered
at.Sr.No. A-1200/2021



03 SEP 2021



DASNURKAR
ASSOCIATES

ARCHITECTS | DESIGNERS

TO WHOM SO EVER IT MAY CONCERN

I, Shirish Prabhakar Dasnurkar have undertaken assignment as Architect in respect of the project called as **"NYATI ETHOS I - A1 - PART"** to be developed by Nyati Builders Private Limited on land portion out of Survey No. 21 Hissa Nos.1A, 1B, 3A/1, 3A/2, 3A/3 and 3A/4 of village Undri, Taluka Haveli, District Pune.

Vide its Commencement Certificate No. PMH/NA/SR/713/14 dated 24.09.2014 the Collector, Pune has sanctioned the last building layout in respect of the said project **"NYATI ETHOS I - A1 - PART"**.

Nyati Builders Private Limited has registered with the Maharashtra Real Estate Regulatory Authority the said project **"NYATI ETHOS I - A1 - PART"** vide Registration No.P52100001879.

Based on the explanations received from the Structural Engineer and Site Supervisor of the said project, site visit conducted by me, and information and explanation received from Nyati Builders Private Limited, this is to certify that, Nyati Builders Private Limited so far not carried out any development/ construction activity of 7th floor to 12th floor on the building A1 in respect of the said project **"NYATI ETHOS I - A1 - PART"** on the actual site and the status of completion of construction work of the said Project is Zero and Nyati Builders Private Limited has presently decided not to proceed with implementation of the said Project.

SHIRISH DASNURKAR
(ARCHITECT)
CA/86/10074
Place : Pune
Date :03/09/2021.

SHIRISH DASNURKAR & ASSOCIATES
35, LAXMI PARK COLONY, NAVI PETH,
ABOVE HOTEL SARGAM, PUNE-411030
PHONE-24530461/4530462/4530463
E-MAIL:shirishdasnurkar@gmail.com/
sdasso@bsnl.in
Reg. No.:CA/10074

www.dasnurkar.in

Kushal D. Jain

B.Com., A.C.A.

CHARTERED ACCOUNTANTS

37-C, New Timber Market, Pune 411042

Mob.: 8408887025

Email: jainkushal1990@gmail.com

TO WHOMSOEVER IT MAY CONCERN

1) Nyati Builders Private Limited through its Director Shri Piyush Nitin Nyati is the "Promoter" of the Project **"NYATI ETHOS I - A1 - PART"** proposed to be implemented by Nyati Builders Private Limited on land portion out of Survey Number 21 Hissa Nos.1A, 1B, 3A/1, 3A/2, 3A/3 and 3A/4 of village Undri, Taluka Haveli, District Pune.

2) Nyati Builders Private Limited has procured Registration of the said Project **"NYATI ETHOS I - A1 - PART"** with the Maharashtra Real Estate Regulatory Authority Vide Registration No. P52100001879. and as per the fresh certificate of registration issued by the said Authority dated 18.05.2020, the said Registration is valid till 31.01.2022.

Based on the records, documents, books of the accounts produced before me for inspection /verification, and information and explanations provided to me by Nyati Builders Private Limited, I hereby certify that Nyati Builders Private Limited has not accepted any booking /not entered into and executed any Unit Agreement in respect of any of the Residential Flats in the said Project and consequently has not received any booking /consideration amount in respect thereof from any person /party.

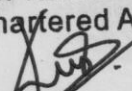
Place :- Pune

Dated :- 02/09/2021

UDIN :- **21153842AAAAB84320**



For Kushal D. Jain & Associates
Chartered Accountants


Kushal D. Jain
Proprietor
M. No. 153842