



महाराष्ट्र MAHARASHTRA

2016

AB 958780

रु. 500 29 JUN 2017
AFFIDAVIT

इस्ताबा प्रदात

इस्त नोंदणी करणार असेल का? हो/नाही.

निकळतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव Ramesh P. Bhutia

पत्ता Champ. Pune-1

मुसण्या पक्षकाराचे नांव

इस्त व्यक्तीचे नांव व पत्ता Sunny. Nalhe

मुद्रांक विकत घेण्यासाठी मही

जितेश हरकचंद गांगी
परवाना क्र. 2209920
824, सेंटर स्ट्रीट, पुणे-411009



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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY
THEPROMOTER

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ramesh Parasram Bhatia & Mr. Amandeep Singh, Designated Partners of the Promoter i.e. Dream World Landmarks LLP of the ongoing project called "Godrej Prana", vide their authorization dated 28-04-2017;

We, Mr. Ramesh Parasram Bhatia & Mr. Amandeep Singh, Designated Partners of the Promoter and duly authorized by the Promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

1. The Promoter has a legal title report to the land on which the development of the project is being carried out. A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and Promoter for development of the real estate project is enclosed herewith.
2. That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details are as under:



Below mentioned is the Litigation in respect of land under development vide Sanctioned Plan No. 1092/14 dated 30-12-2014.

Sr. No.	Case No.	Survey No.	Name of Plaintiff	Name of Defendant	Particulars of case in brief
1	SCS 440/2017 (Civil Court Senior Division Pune)	33	Shantaram Kashinath Bharti & others	Dreamworld Landmarks LLP & others	Suit seeking cancellation of the Partition Deed and for permanent injunction.
2	SCS 609/2017 (Civil Court Senior Division Pune)	31(part), 32 (part) 33, 34(part), 37(part), 40(part)	Hema Mulchandani	August Land Developers Pvt. Ltd. and others	Suit for declaration and injunction.
3	RCS 1936/2016 (Civil Court Junior Division Pune)	37/1A/1, 37/1A/2 & 37/1B	August Land Developers Pvt. Ltd.	Hema Mulchandani	Suit for declaration and injunction. Status Quo order passed against Defendants restraining the defendants from creating third party interest.
4	Mojini Revision 26/2016 (District Superintendent Land Record Pune)	37/1A/2 & 37/1B	Hema Mulchandani	August Land Developers Pvt. Ltd.	Challenged our mojini done in 2013. Status Quo order passed by Dist SLR till final disposal of the revision application.
5	RCS 4469/2013 (Civil Court Junior Division Pune)	40/1/1/1	Shrichand Galani and other	Farid Shaikh and others	Suit for declaration and injunction.
6	RCC 26/2017	37/1A/1	August Land Developers Pvt. Ltd	Hema Mulchandani and others	Criminal prosecution of Hema Mulchandani & Ors for executing false and forged Sale Deed. The Court has passed order to Concerned Police Station to conduct inquiry for offences u/s 406, 420, 423, 424, 467, 468, r/w 34 of the Indian Penal Code and Sec 82 of the Registration Act 1908 and submit report within 1 month before the Hon'ble JMFC court Cantonment.

7	RCS 887/2017 (Civil Court Jr. Division Pune)	31(part), 32 (part) 33, 34(part), 37(part), 40(part)	Hema Mulchandani	August Land Developers Pvt. Ltd. and others	Suit for declaration and injunction
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3. That the time period within which the project shall be completed by promoter from the date of registration of project is 30-03-2020.

4. That seventy per cent of the amounts to be realized 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.

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 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 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 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, plot or building, as the case may be.

BEFORE ME

S. M. Nirpharake
S. M. NIRPHARAKE
NOTARY STATE OF MAHARASHTRA
PUNE

1. Mr. Ramesh Parasram Bhatia

2. Mr. Amandeep Singh
DEPONENT

Noted and Registered
at Sr. No. 4457/2017
Date: 27-JUL-2017
VERIFICATION

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

Verified by me at Pune on this 30th day of June, 2017.

1. Mr. Ramesh Parasram Bhatia

2. Mr. Amandeep Singh
DEPONENT

