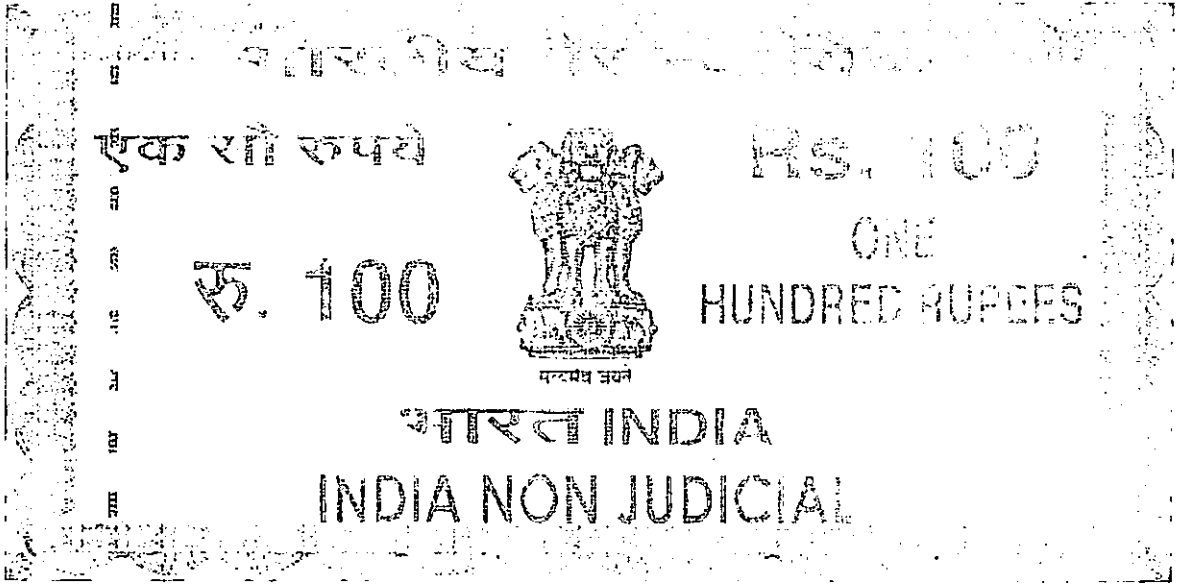




महाराष्ट्र MAHARASHTRA

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फक्त प्रतिज्ञापत्रसाठी २१९
अनु.क्र. ७०६० दि. १७/१/२०२२ मु.शु. खास ३००/-

पुढील विकत घेणाऱ्याचे नांव श्री. विष्णू गोपराव किरवे

पुढील विकत घेणाऱ्याची संपत्ती २१.१.२०२२ रोजी मुळीस

हस्ताने नांव श्री. विष्णू गोपराव किरवे

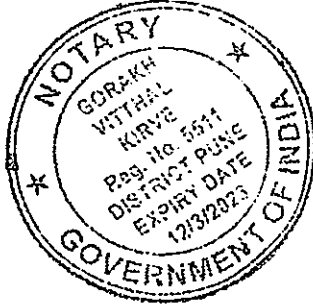
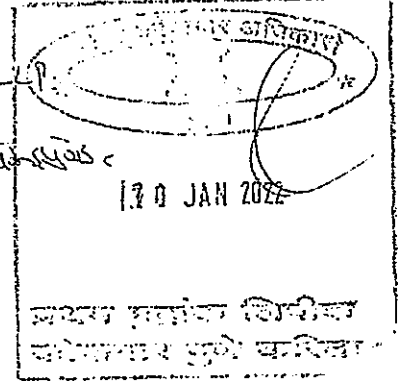
मा Sudhir

श्री. विष्णू गोपराव किरवे
पत्तनाम क्र. २२७५/२०१९

पुढील विकत घेणाऱ्याची संपत्ती

पुढील विकत घेणाऱ्याची संपत्ती

पुढील विकत घेणाऱ्याची संपत्ती



Affiant

S.

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 Skyi Property Ventures LLP, a Limited Liability Partnership firm registered under Limited Liability Partnership Act 2008, having its office at 506, Vishwaneel Apts, Narayan Peth, Pune 411030, project "Skyi Star City Phase IV" through its designated Partner Mr. Amit Anil Jagtap promoter of the proposed project - duly authorized by the promoter of the proposed new project, vide its/his/their authorization.

I, Mr. Amit Anil Jagtap co-promoter of the proposed project - duly authorized by the promoter of the proposed new project do hereby solemnly declare, undertake and state as under:

1. That I - promoter ~~have~~ has a legal title ~~Report~~ of the lands on which the development of the project is proposed

~~I, co-promoter and Land Owners have has a legal title Report to the land on which the development of the proposed project is to be carried out~~

~~a legally valid authentication of title of such lands 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 the project land is free from all encumbrances.

OR

That details of encumbrances are attached including dues and litigation, details of any rights, title, interest or name of any party in or over such lands, along with details.

Sr.No.	Details of Encumbrance
1	Construction Finance from India Real Estate Investment Fund acting through its investment manager ICICI Venture Funds Investment Company Limited by mortgaging the said lands along with structure thereof

Sr No	Name of the Court	Type of Case	Case No	Role of Promoter	Litigation for	Present Status
1	Pune Civil Sr Court	RCS	1752/2014	Not a party	For cancellation of sale deed	Awaiting summons

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is declared by promoter on or before 31/03/2026:

4. (a) For new projects :

That seventy per cent of the amounts realised by me/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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by me co-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.

OR

(ii) That entire of the amounts to be realised hereinafter by me 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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 I the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I 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.

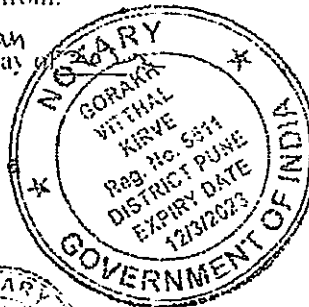
9. That I the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

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 Pune on this 17 day of Jan



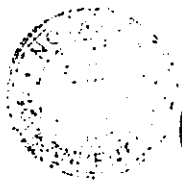
Deponent

Deponent

BEFORE ME

GORAKH V. KIRVE
NOTARY
GOVT. OF INDIA
REG NO. 5511

17 JAN 2022



NOTARIAL

NOTARIAL

NOTARIAL

NOTARIAL

NOTARIAL

Noted & Registered
at Sr No A 28/2022