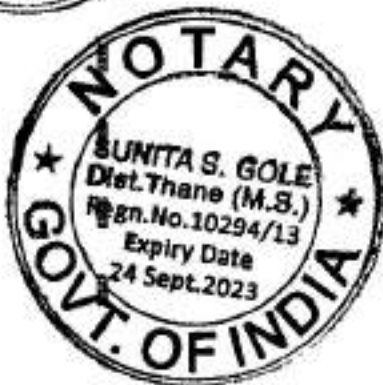
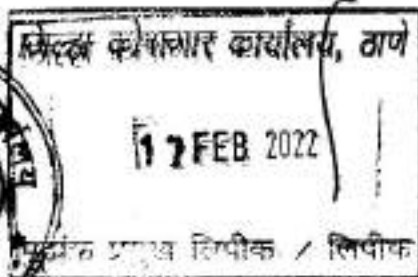




महाराष्ट्र MAHARASHTRA

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दस्तावेज नं. 18889

दिनांक 3-MAR 2022

दस्तावेज प्रकार -

इस नॉटरी कार्यालय को कि ?

होम/वाही

संबंधित दस्तावेज का विवरण -

मुद्रांक दिनांक के अनुसार -

हस्ताक्षर के अनुसार -

पता -

दस्तावेज का प्रकार -

मुद्रांक नं. -

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FORM 'B'

[See rule 3(6)]

**Affidavit cum Declaration in accordance with The Real Estate
(Regulation and Development) Act, 2016 ("Act").**

Affidavit cum Declaration of Mr. Yogesh Govind Puranik, Director of Fortune Infracreators Private Limited, duly authorized by the Fortune Infracreators Private Limited (hereinafter referred to as "Promoter") the Promoter of the proposed project, authorized by resolution dated 24th May, 2017.

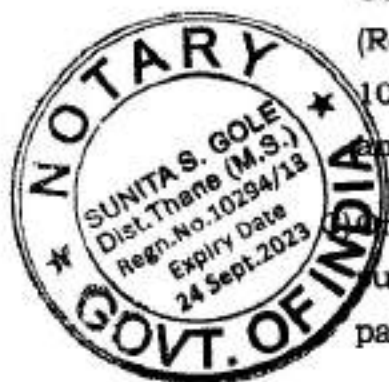


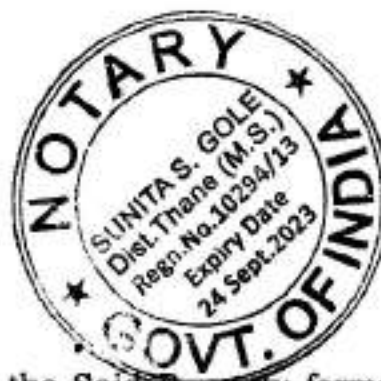
I, **Yogesh Govind Puranik**, duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. A) By Development Agreement dated 4th July 2016 (Development Agreement) **Vartak Nagar Sneh Sagar Co-operative Housing Society Limited (Said Society)** granted **development rights** of the land admeasuring 1146.40 sq. meters from and out of Survey No. 186 and 187 situated at Village Majiwade, Vartak Nagar, Taluka and District Thane. The said Development Agreement is registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/6681/2016. Along with the aforesaid Development Agreement said Society also granted Power of Attorney to Promoter on 4th July, 2016, which is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/6682/2016 and Promoter is also entitled for the additional area admeasuring 292.58 sq. meters which is available due to RG and encroachment as per the MHADA policy. The aggregate area of the said Property is 1438.98 sq. meters (hereinafter referred to as said Property).

B) Under said Development Agreement Promoter has legal right of piece and parcel of non-agricultural land bearing Survey No. 186(Part) and 187(Part) admeasuring 1438.98 sq. meters ("Sneh Sagar Society") in Village Majiwada, Taluka & District Thane (herein after referred as "Project Land" or "said property"). The Promoter is developing real estate project known as "Omega Grand Central" on the said property, consisting of Ground Floor Commercial (Pt)/Stilt (Pt) + 1st Floor Commercial (PT) + 2nd floor upto 33 Upper Floors (Residential). At present Thane Municipal Corporation (TMC) has granted permission to construct building consisting of Ground Floor Commercial (Pt)/Stilt (Pt) + 1st Floor Commercial (PT) + 2nd floor upto 22nd Upper Floors (Pt.) (Residential) vide VP No. SO4/0151/18 TMC/TDD/3952/22 on 10th February, 2022. The Promoter will further amend the plan and obtain permission to construct up to 33 upper floors.

On acquiring the development right of the said Property, Promoter submitted the proposal to TMC to develop the said property, as a part of process for approval of the plan, the Said Property was





surveyed and as per said survey, the Said Property forms part of Survey No. 186/3(Part), 186/4(Part and 187 (Part) lying, being and situate at Village Majiwada, Taluka & District Thane. (hereinafter referred as "Said Property")

D) The Promoter has appointed Architect **Design Consortium Architects (I) Private Limited** and Vastushilpa Associates registered with the Council of Architects for the said Project.

E) Sneh Sagar Society is forming part of Vartak Nagar Layout and as per said Development Agreement Sneh Sagar Society has permitted Promoter to utilize the FSI of any other plot within Vartak Nagar Layout on the said Property.

2. a) The Promoter has pursuant to the Offer Letter dated 10th December, 2018 has availed the financial facility from Housing Development Finance Corporation Limited (HDFC) and to secure the repayment the Promoter alongwith Ekdant Constructions and Developers Private Limited and M/s. Sai Shiva Infra Developers have mortgaged the said Property alongwith other properties to the HDFC by Unilateral Indenture of Mortgage dated 31st December 2018 (Unilateral Mortgage) on terms and condition as stated therein. The said Unilateral Mortgage is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. TNN9/14817/2018.

b) Thereafter, by Unilateral Indenture of Mortgage for Creation of Additional Security cum Rectification (First Supplementary Agreement) dated 14th December, 2020 Promoter alongwith Ekdant Constructions and Developers Private Limited and M/s. Sai Shiva Infra Developers has created additional security in respect of said Property alongwith other properties in favour of HDFC on terms and conditions as stated therein. The said First Supplementary Agreement is duly registered with the Sub-Registrar of Assurances Thane vide Sr. No. TNN9/12692/2020.

c) The Promoter alongwith Ekdant Construction and Developers Pvt. Ltd. and M/s. Sai Shiva Infra Developers have mortgaged the said property alongwith other properties to the HDFC by Unilateral Indenture of Mortgage for Creation of Additional Security dated



17/9/2021 (Second Supplementary Agreement) on terms and conditions as stated therein. The said Second Supplementary Agreement is duly registered with the Sub Registrar of Assurances Thane vide Sr. No. TNN9/13184/2021.

d) As on date there is no litigation is pending in respect of the said Property.

3. The said project "**Omega Grand Central**" will be completed on or before **31st December, 2028**.

4. That, seventy per cent of the amounts realized 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.

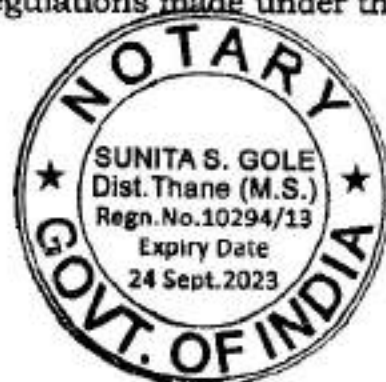
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular 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.

8. That, Promoter shall take all the pending approvals on time from the competent authorities.

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.

**For Fortune Infracreators
Private Limited**


(Yogesh Govind Puranik)
(Director)

Verification

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

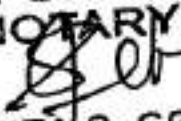
Verified by me at Thane on this 3rd day of March, 2022.

**For Fortune Infracreators
Private Limited**


(Yogesh Govind Puranik)
(Director)



**BEFORE ME
NOTARY**


SUNITA S. GOLE
ADVOCATE & NOTARY
Off.: Shop No.3, Near Food Box Hotel,
Behind Sai Baba Mandir, Thane Court Naka
Thane (W)-400601. Mob: 9819815553

NOTED & REGISTERED
Sr. No. 587/2022

- 3 MAR 2022