



जोडपत्र - २

महाराष्ट्र MAHARASHTRA

० 2025 ०

DS 575813

मुद्रांक विक्री नोंदवारी

अनुक्रमांक 13153 दिनांक

29 MAY 2025

दस्तावा प्रकार -

दस्ता नोंदणी करणार आहे का ?

होय/नाही

मिळकतीचे धोरण/कार्य

मुद्रांक विक्रीचे नोंदवारी

हस्ते अन्वयित करणारे

पत्ता व सही -

हस-या पत्ताकाचे नोंद

मुद्रांक शुल्क रक्कम -

मुद्रांक विक्रीसाठी

मुद्रांक विक्रीचे नोंदवारी

दुकान नं. ३४, सहाय

ठाणे (प.) - ४०० ००१

परताना मुद्रांक

ज्या कारणासाठी या मुद्रांक विक्रीचे नोंदवारी न्याय कारणासाठी
मुद्रांक खरेदी करणारा मुद्रांक विक्रीचे नोंदवारी करणार आहे.

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. Shailesh Gopal Puranik, Director of
Puranik Tokyo Bay Private Limited, (hereinafter referred to as
"Promoter") the Promoter of the proposed project, authorized by board
resolution dated 12/05/2023.

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10/10/1951





I, **Mr. Shailesh Gopal Puranik**, duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. a) The Promoter is entitled to piece and parcel of land bearing Survey No. 20 Hissa No.1/A admeasuring 340 sq. mtrs and Survey No. 20 Hissa No. 1/B admeasuring 2400 sq. mtrs aggregating 2395 sq.mtrs out of 2740 sq.mtrs (**First Property**), Survey No. 20 Hissa No. 2/B/1 is subdivided into Survey No. 20 Hissa No. 2/B/1/A admeasuring 150 sq. mtrs and Survey No. 20 Hissa No. 2/B/1/B admeasuring 2850 sq. mtrs aggregating 3000 sq. mtrs (**Second Property**), Survey No. 21 Hissa No. 9 admeasuring 3240 sq. mtrs (**Third Property**), Survey No. 21 Hissa No.11A admeasuring 7840 sq. mtrs (**Fourth Property**), Survey No. 22 Hissa No. 1 admeasuring 1550 sq. mtrs (**Fifth Property**), Survey No. 22 Hissa No.5 admeasuring 2130 sq. mtrs (**Sixth Property**), Survey No. 23 Hissa No. 2/1 admeasuring 1060 sq. mtrs (**Seventh Property**), Survey No. 23 Hissa No. 3/1 admeasuring 1320 sq. mtrs (**Eighth Property**), Survey No. 23 Hissa No. 4 admeasuring 660 sq. mtrs (**Ninth Property**) admeasuring in aggregate 23195.00 sq.mtr situated at Village Vadavali, Taluka and District Thane (hereinafter referred to as the "said Said Property or Project Land"). The Promoter is desirous to develop Real Estate Project known as Puraniks Tokyo Bay.

c) In First Phase, Promoter submitted plan to Thane Municipal Corporation(**TMC**) , to develop part of said property bearing Survey No. 20 Hissa No.1 and Survey No. 20 Hissa No.2B aggregating to 6820 sq. mtr (herein after referred as **Tokyo Bay I property**). TMC vide its VP No. 2003/188(SO/0235/16) TMC/TD-1802/16 dated 10th May 2016 granted permission and commencement certificate to construct one building of Two wings being Wing A consisting of GR + LG 1 + LG 2 + upper stilt + 1st to 14th floor and Wing B consisting of GR + LG 1 + LG 2 + upper stilt + 1st to 4th floor.

d) To develop Second Phase, Promoter submitted plan to develop piece and parcel of land bearing 1) Survey No. 21 Hissa No. 9, 2) Survey No. 22 Hissa No.5, 3) Survey No. 21 Hissa No.11A 4) Survey No. 22 Hissa No.1 5) Survey No. 23 Hissa No.2/1 6) Survey No. 23 Hissa No.3/1 and 7) Survey No. 23 Hissa No.4 aggregating to 17800 sq.mtr (herein after collectively referred **Tokyo Bay II Property**). TMC by its letter dated 19th May, 2016 bearing VP No. S06/0030/16(2001/05)/TMC/TDD/ 1811/16 has given sanction to construct four buildings on the said Tokyo Bay II property being (1) **Building No.1** consisting LG1 + LG2 + stilt + 2 floors, (2) **Building No.2** consisting of LG1 + LG2 + stilt + 1st to 26th floors, (3) **Building No.3** consisting of LG1 + LG2 + stilt + 1st to 26th floors and (4) **Building No.4** consisting of LG1 + LG2 + stilt + 1st floor.



e) To consume the entire development potential of said Tokyo Bay 1 and Tokyo Bay 2 Property, promoter has amalgamated the Tokyo Bay 1 and Tokyo Bay 2 property (Tokyo Bay 1 and Tokyo Bay 2 Property are collectively referred as **Said Property**) and submitted revised Plan to TMC. The TMC by its VP. No. 2003/188(S06/0235/16) TMC/TDD-2919/18 dated 20th December, 2018 has granted permission and commencement certificate to construct Building No. 1 Wing A consisting of Lower ground one (part) plus Lower Ground 2 (part) plus Upper Stilt Plus One to Sixteen (16) floor and Building No. 1 Wing B consisting of Lower ground one (part) plus Lower Ground 2 (part) plus Upper Stilt Plus One to Sixteen (16) floor and Building No. 1 and 4 consisting of Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 floor, and Building No. 2 and 3 consisting of Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 to 26 floor and Fitness Center on Part Upper Stilt floor of Wing A, Fitness Center on Ground/Stilt of Building No. 2 and 3, and further revised Amended Permission/Commencement Certificate by TMC its vide No. S06/0235/16 (2003/188) TMC/TDD/4220/22 dated 12/10/2022 for Building No. B2 (earlier known as Building No. 2) – Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 35th Floor and Building No. B-3 (earlier known as Building No. 3)– Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 31st Floor + 32 (Part) to 35 (Part) Floors, and further revised Amended Permission/Commencement Certificate by TMC its vide No. S06/0235/16 (2003/188) TMCB/TDD/0094/(P/C)2024/ AutoDCR dated 26/02/2024 for Building No. B-1 (earlier known as Building No. 1) – Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st Floor and Building No. B-3 – 32nd upper floor to 35th Upper Floor and Building No. B-4 (earlier known as Building No. 4): Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st Floor. The Promoter to consume the development potential of the said property, will further amend the plan by increasing the floors on Building No.B1 from the existing approved 1st floor to 50th floors, and Building No. B4 from existing approved 1st floor to 50th floors.



f) The Promote is developing said property in phases, the existing sanction, proposed development and phases of development of the said property are as under :-

Sr. No	Phase	Building	Present Sanction	Proposed amendment
1	Phase 1	Building No. 1 Wing A	Lower ground one (part) plus Lower Ground 2 (part) plus Upper Stilt Plus One to Sixteen (16) floor	OC Received
2	Phase 1	Building No. 1 Wing B	Lower ground one (part) plus Lower Ground 2 (part) plus Upper Stilt Plus One to Sixteen (16) floor	OC Received



3	Phase 2B	Building No.1	Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 floor,	From existing 1 st floor to 50 th floors
4	Phase 2A	Building No.2	Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 35th Floor	OC Received
5	Phase 2A	Building No.3	Lower Ground 1 + Lower Ground 2 + Ground/Stilt+ 1st to 31st Floor + 35 Floors	OC Received
6	Phase 2C	Building No.4	Lower Ground 1 plus Lower Ground 2 plus stilt plus 1 floor,	From existing 1 st floor to 50 th floors
7	Fitness Centre	Building No. 1 Wing A	On Part Upper Stilt	OC Received
8	Fitness Centre	Building No. 2 and 3	Ground/Stilt	OC Received

The entire scheme of the development of the Project Land is explained in the Agreement for Sale between the Promoter and Allottees.

2. a) The Promoter, Annapurna Lifespaces LLP along with Puranik Builders Limited (PBL) and other persons as stated in the Mortgage Deed dated November 22, 2018 (Mortgage Deed) have mortgaged the said property along with other properties to Catalyst Trusteeship Ltd. (Formerly known as GDA Trusteeship Ltd.) the Trustee to secure proposed loan by the Indostar Capital Finance Limited (Indostar). The said Mortgage Deed is duly registered before the Sub-Registrar of Assurance, Thane at Sr. No. TNN-5/16159/2018.
- b) The Promoter acquired further share/entitlement of Land Owner in some of the properties under varies Conveyance Deed and Deed of Confirmation, the said share/entitlement acquired by the Promoter was further mortgaged to Catalyst to secure the said finance facility of Indostar by Supplementary Mortgage Deed dated March, 18, 2019 (Supplementary Mortgage Deed). The Supplementary Mortgage Deed is registered with the Sub-Registrar of Assurance Thane at Sr. No. TNN-9/3631/2019, Promoter have further mortgaged the said property along with the other properties.
- c) The Promoter along with Puranik Builders Limited has recorded a second ranking charge over the properties mortgaged originally in favour of Catalyst Trusteeship Limited (now replaced by Beacon Trusteeship Limited) under the Mortgage Deed and First Supplementary Mortgage Deed to secure the financing facilities availed from Indostar by the Second Supplementary Mortgage Deed dated February 13, 2023 registered with Sub-Registrar of Assurance Thane at Sr. No. TNN9/2592/2023 (Second Supplementary Mortgage Deed).





d) Sai Pushp Enterprises along with Puranik Builders Limited, Puranik Rumah Bali Private Limited and other persons as stated in the Debenture Trust cum Mortgage Deed dated January 27, 2023 registered with the Sub-Registrar of Assurance Thane at Sr. No. TNN-9/2598/2023 (Debenture Trust Deed) have created a first ranking charge by way of mortgage on the said property along with other properties in favour Beacon Trusteeship Limited, to secure the issuance of senior, secured, redeemable non-convertible debentures by Puranik Rumah Bali Private Limited.

e) Pursuant to the Debenture purchase Deed dated August 21, 2023 entered into by and between Real Estate Opportunities Fund - 1 managed by Dalmia Nisus Finance Investment Managers LLP and Nisus Finance and Investment Managers LLP ("Sellers"), IndoStar Capital Finance Limited ("Purchaser") and IndoStar Capital Finance Limited (Debenture Trustee), the Sellers sold the Nisus Debentures to the Purchaser.

f) In order to record consequential changes to the debenture trust cum mortgage deed dated January 27, 2023 on account of the aforesaid Debenture purchase Deed dated August 21, 2023 a Supplementary Deed to the Debenture Trust Cum Mortgage Deed was entered into between Puranik Builders Limited, Puranik Rumah Bali Private Limited the promoter herein and other persons as mentioned therein. The said Supplementary Deed to the Debenture Trust Cum Mortgage Deed has been duly registered with the sub-Registrar of Assurance Thane at Sr. No. TNN-9/15416/2023.

g) The Promoter along with Puranik Builders Limited has recorded a second ranking charge over the properties as mentioned therein in favour of Beacon Trusteeship Limited (Security trustee) to secure the financing facilities availed from Indostar Capital Finance Limited and the said deed is duly registered with Sub-Registrar of Assurance Thane at Sr. No. TNN9/15418/2023.

h) By Deed of Assignment dated August 25, 2023 (Assignment Agreement") Indostar Capital Finance Limited assigned all their financial assets in respect of Promoter together with underlying security interest, guarantees, benefits, all rights title and interest thereto to the Phoenix Arc Pvt. Ltd.

g) By Deed of Simple Mortgage dated 16/12/2024, Puranik Rumah Bali Pvt. Ltd alongwith Puranik Tokyo Bay Pvt. Ltd. and Annapurna Lifespaces LLP mortgaged the Said Property alongwith other properties to Phoenix Arc Pvt. Ltd. (as the mortgagee therein) and Beacon Trusteeship Ltd. (as trustee therein) for securing finance to the extent of Rs. 100,00,00,000/-. The said Deed of Simple





Mortgage is duly registered with Sub Registrar of Assurance vide Sr. No. TNN-9/25000/2024.

3. The said project Puraniks Tokyo Bay 2B (hereinafter referred to as "Project") of Building No.1 known as "Mirai" will be completed on or before **31st December, 2035**
4. The said Project is new project on the date of commencement of the Act and seventy per cent of the amounts to be realized hereinafter by Promoter from 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 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, 2016.
6. The Promoter shall get the accounts audited within six months after the end of every financial year by a practicing chartered accountant in practice, 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 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 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.

Puranik Tokyo Bay Private Limited



Shailesh Puranik
(Director)

Deponent

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 29th day of May, 2025

Puranik Tokyo Bay Private Limited



Shailesh Puranik
(Director)

Deponent



**BEFORE ME
NOTARY**

SACHIN J. KATKAR
ADVOCATE & NOTARY
604, A Wing, Mahavir Exotica,
Mogharpada, Gh. Jambunder Road,
Thane (W), 400615

NOTED & REGISTERED
Sr. No. 49 / 2025

29 MAY 2025

