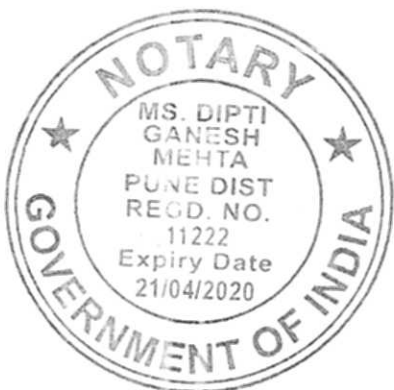




CHALLAN
MTR Form Number-6

GRN MH009674615201718E	BARCODE 	Date 20/01/2018-21:11:30	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Non-Judicial Stamps-Consolidated Stamp Duty Inspector General of Registrations		TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	Ramsar Builders Promoter and Developer	
Location PUNE			
Year 2018-2019 One Time	Flat/Block No.	87	
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Consolidated Stamp Duty85	500.00	Road/Street	Srujan Park
		Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 0 1
		Remarks (If Any)	
		Form B	
		Amount In	Five Hundred Rupees Only
Total	500.00	Words	
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	02300042018012004083
Cheque/DD No.		Ref. No.	521065112
		Bank Date	20/01/2018-21:13:21
Name of Bank		RBI Date	Not Verified with RBI
		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



AFFIDAVIT CUM DECLARATION

I, Ali Asgar Dekhani being proprietor of Ramsar Builders, Promoter & Developer, age about 54 years, occupation Business, Residing At: Cambridge Apartment, 87 Sahney Sujan Park, Pune: 411 001, promoter (Land Owners) of the Proposed project does hereby solemnly declare, undertake and state as under:

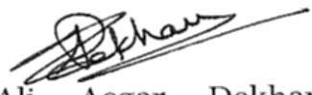
- 
1. That I am the Owner of all that portion, admeasuring 9001.82 Sq.mtrs out of 13,968 sq.mt. (excluding land admeasuring 7665 sq.mt. acquired for road by PMC) of the land bearing Survey No.230, Hissa No.A/2, admeasuring "Hectare 3.561 Are", assessed at "Rs.4.50 paise", situate at village Lohgaon, Taluka Haveli, District Pune, within the limits of the Registration District Pune, Sub-Registration Taluka Haveli and within the limits of the Pune Municipal Corporation (hereinafter referred to as the said "Land")
 2. That I have entered into Joint Venture development agreement and POA with the Promoters in respect of the said land. The Promoter has agreed to give revenue share in the Project to be constructed on the land as consideration towards Joint Venture development agreement.
 3. That I have a legal title of the land on which the development of the project is proposed AND a legally valid authorization of title of such land along with an authenticated copy of the agreement between us and promoter for development of the real estate project is enclosed herewith.
 4. Details of Encumbrances: I am aware that three Civil proceedings are pending , i) Special civil Suit no. 408/ 2013 is pending before Civil Judge Senior Division Pune at Pune, ii) Regular Civil Suit no. 562/2015 is pending before Civil Judge Junior Division Pune at Pune and iii) Civil appeal no. 38/2016 is pending before District court at Pune. However no adverse orders have been issued/passed in of these proceedings.
 5. That I am aware that the project consists of 2 (two) Buildings more particularly mentioned in the Agreement to sale, The Promoter shall endeavor to complete the said Buildings on or before 30th June 2021.
 6. b) For ongoing project on the date of commencement of the Act
(i) In respect of promoter share in area-

That Seventy per cent of the amounts to be realized hereafter by me/ the promoter (Land Owners) for the real estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in a Schedule Bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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

8. That I/the promoter (Land Owners) shall get the accounts audited within six months after the end of every financial year by 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of project.
9. That I/the promoter (Land Owners) 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.
10. That I/ the promoter (Land Owners) have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That I/the promoter (Land Owners) shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent


Ali Asgar Dekhani being
proprietor of Ramsar Builders,
Promoter & Developer

Verification

The contents of the above affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

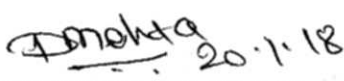
Verified by us at Pune on this 20th day of January 2018



Deponent


Ali Asgar Dekhani being
proprietor of Ramsar Builders,
Promoter & Developer.

BEFORE ME


MS. DIPTI GANESH MEHTA
NOTARY, GOVT. OF INDIA
PUNE

NOTED AND REGISTERED AT
SERIAL NUMBER 30/2018

