



महाराष्ट्र MAHARASHTRA

2016

RM 590787

मुद्रांक प्रमाण लिपीक
व. को. अ. औरंगाबाद.
13 JUL 2017

अ.क्र. 12734 किमत 100 दिनांक 17/07/2017
कोणाकरीता जॉर्डि जेफर इलिया ज. लि.
हस्ते 2 मिदी 2 धुगाज 21/4/2017
मुद्रांक विक्रेता
सतीश आर. शिनकर
उस्मानपुरा, औरंगाबाद. फोन: 23496
परवाना क्रं. 3101069

From 'B'

[See rule3 (6)]

Affidavit cum Declaration



I Mr.Saurabh Sushil Kumar Gupta, Age 32 Years, Occupation: Business, residing at Row House No. 60, Blue Bells Society, Chikalhana, Aurangabad 431001 the Director of M/s. Pride Ventures (I) Pvt Ltd, a Company registered under Companies Act (here in after referred to as the said Company) so here by solemnly declare, undertake and State as under:-

Pride Ventures (India) Pvt. Ltd.

Saurabh Gupta
Director

फक्त प्रतिज्ञापत्रासाठी / Annexure-I

मुद्रांक विक्री नोंदवही अनु.क्रमांक 1277 / दिनांक 19/07/12

मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही

22/12/12 कोरा

परवानाधारक विक्रेत्याचे सही परवाना क्र. 39090&9

तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता-उस्मानपुरा, औरंगाबाद.



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12/12/12



1. I say that the promoter i.e. M/s Pride Ventures (I) Pvt Ltd is entitled to Construct the Buildings on the plot of land bearing Gut No. 736 area aggregately admeasuring 8122.35 Square Meters situated at Gut No. 736 Village Chikalthana, Behind Civil Hospital, Jalna Road, Aurangabad 431001 (Here in after referred to as the said land). I enclosed the authenticated Copy of the title Certificate of Adv Mukesh Goenka dated 16.02.2016 along with the copies of agreements between such owners and promoter mentioned in title report for development of the real Estate project with 'A' here with.
2. I say that we are constructing a project namely Pride Phoenix on the said land. We intend to develop four Building namely A, B, C D buildings on the said land out of which we here by apply for grant of registration of our real estate project for One building namely "Pride Phoenix Building D" with proportionate Open Space and club house (here in after referred as Pride Phoenix Building - D) on the said land with a sanctioned carpet area of 3581.02 square Meters, proposed carpet area of 914.65 square Meters and total carpet area of 4495.67 square meters for Building "D" and Club house Consisting of 75.20 square meters which is to be handed over to Apex Body of Project "Pride Phoenix". Area of land to be developed as phase of the real estate project is 2743.49 Square Meters for Building D" and 50.00 square Meters for Club House. Open Space for Building "D" is 394.88 Sq. Meters. We further declare that Sanction of Revised Plan is under process and we will communicate the revised permission within 7 days after getting revised permission from respective authority.
3. I said that the promoter has availed construction finance from State Bank of India Industrial Finance Branch Aurangabad of Rs. 15,00,00,000/- details are enclosed with in Annexure "A".
4. I say that the time period within which project shall be completed by the promoter by 31st December 2020.
5. I further Declare and undertake the Eighty Five percent amount to realize here in after by me/promoter for the real estate project from the allotter, 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 land cost and shall be use only for that purpose.
6. I say and declare that the amounts from the separate account shall be withdrawn In accordance with rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.
7. I say and Declare the promoter shall get accounts audited within Six months after the end of every financial year by Chartered Accountant in practice , and shall produce a statement of accounts duly certified and signed by such Chartered Accountant in practice , and shall produce statement of account duly certified and

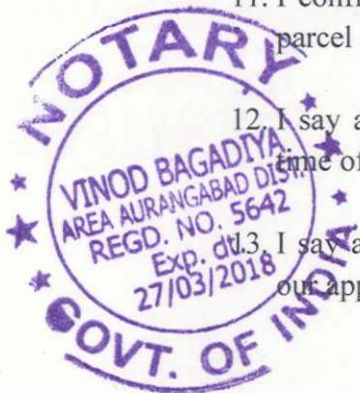
Pride Ventures (India) Pvt. Ltd.

Saurabh Gupta
Director



Signed by such chartered Accountant, in practice 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. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
 9. I say and declare that the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under section 4(2) of the act and under rule 3 of these rules, within seven days of the said that changes occurring.
 10. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 11. I confirm the content of the Annexure "A" and same may be treated as part and parcel of this affidavit cum undertaking.
 12. I say and declare that promoter shall not discriminate against any allotted at the time of allotment of any apartment.
- I say and declare that I am executing this affidavit cum declaration in support of our application for registration of our project i.e. for Pride Phoenix Building -D.



Pride Ventures (India) Pvt. Ltd.

Deponent

Saurabh Gupta
Director

Verification

I Mr. Saurabh Sushil Kumar Gupta, Age 32 years, Occupation: Business, residing at Row House No. 60, Blue Bells Society, Chikalthana, Aurangabad 431001, the Director of M/s. Pride Ventures (I) Pvt Ltd, A promoter of the proposed Project known as Pride Phoenix Building -D, duly Authorized by the promter of the proposed project, do hereby solemnly declare that the contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by the three form.

Pride Ventures (India) Pvt. Ltd.

Verified by me at Aurangabad on this

Saurabh Gupta
Deponent

Director

BEFORE ME
19-9-2017
VINOD BAGADIYA
NOTARY GOVT OF INDIA
AURANGABAD
R.No 5642

VINOD BAGADIYA
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