

महाराष्ट्र MAHARASHTRA ◐ 2016 ◐ जोडपत्र - २ AA 651341

DIST. TREASURY OFFICE THANE

मुद्रांक किंमत नोंदवही अनु क्रमांक 30732 दिनांक

दस्ताचा प्रकार Deel 25 JUL 2017

दस्त नोंदणी करणार आहेत का ? - होय / नाही No

मिळकतीचे योजनेचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव BRIGHT SKY HEIGHTS BUILDERS AND DEVELOPERS PRIVATE LIMITED

हस्ते असल्यास त्याचे नाव, पत्ता manoj Rawal, Thane

राही Mowel DIRECTOR DIRECTOR

दुसऱ्या पक्षकाराचे नाव RERA

मुद्रांक शुल्क रक्कम

परवानाधारक मुद्रांक विक्रेत्याची सही (सौ. शिल्पा एस. नाईक)

जिल्हा कोषागार कार्यालय, ठाणे
20 JUL 2017
प्रमुख लिपीक / लिपीक
20/7/2017

NOTARY R.S. PANDEY Reg. No. 6567 THANE NOTARIAL GOVT. OF INDIA

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FORM 'B'

[See rule 3(4)]

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 **Shri. Sohansingh A. Thakur and Shri. Santosh B. Kushwah,** being Directors/Authorized Signatory of **BRIGHT SKY HEIGHTS BUILDERS & DEVELOPERS PVT. LTD.** (formerly **SAPTASHREE SKY HEIGHTS CONSTRUCTIONS PVT. LTD.** and yet formerly **SKY HEIGHTS CONSTRUCTIONS PVT. LTD.]**, PAN: AAOCS0371F, a Company incorporated under the Companies Act, 1956, having its Registered Office at 59/1A,61/1,60/2A,2B near Millennium Toyota Showroom, Village Padle, Kalyan Shil Road, Thane – 421 204 being the Promoter of the ongoing project duly authorized by the Promoter as per Resolution dated **15th June 2017** passed in the Meeting of the Company/Promoter do hereby solemnly declare, undertake and state as under:

1. That **BRIGHT SKY HEIGHTS BUILDERS & DEVELOPERS PVT. LTD.**(formerly **SAPTASHREE SKY HEIGHTS CONSTRUCTIONS PVT. LTD.** and yet formerly **SKY HEIGHTS CONSTRUCTIONS PVT. LTD.]**, PAN: AAOCS0371F, a Company incorporated under the Companies Act, 1956, having its Registered Office at 59/1A,61/1,60/2A,2B near Millennium Toyota Showroom, Village Padle, Kalyan Shil Road, Thane – 421 204 and is the Promoter and has a legal Title to all that piece and parcel of land admeasuring about 1383.17 sq.mtrs being part of the said Larger Land i.e. all that pieces and parcels of the lands / properties all situated at Village Padle, Taluka and District Thane, Near Shil Phata, on Kalyan-Dombivli Road, within the limits of Thane Municipal Corporation, Registration District and Sub-District Thane, the details of which are given below:

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Survey No.	Hissa No.	Area H – R – P	Area Sq. Mts.	Abbreviation
59	1B	0 – 53 – 0	5300	**Land-A**
59	1A	0 – 23 – 0	2300	**Land-B**
60	1	0 – 26 – 1	2610	
60	2A	0 – 02 – 2	199.17	
61	1	0 – 12 – 5	1250	
61	5	0 – 20 – 0	1898.89	
67	---	0 – 02 – 0	200	
60	2B	0 – 03 – 6	360	**Land-C**
61	4	0 – 15 – 7	1570	
62	---	0 – 06 – 0	600	
Total			**16288.06**	

The aforesaid part admeasuring about 1383.17 sq.mtrs. out of the Larger Land is hereinafter referred to as **Project Land.**

2. That the Project Land is free from all encumbrances, save and except as separately shown.

3. That the time period within which the Project shall be completed by Promoter is on or before 31/12/2019.

4. That seventy per cent of the amounts realized from time to time by Promoter with respect to allotment of apartments and premises in the Project from the date of commencement of the Act 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.

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7. That, the 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, the 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 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, on any grounds.

11. That the Promoter hereby declare and confirm that the said Project Land involves development agreement including other Co-Promoters namely Landowners of part of the land within the Project Land. As the said Landowners have failed to comply with formalities laid down under RERA rules to register them as Co-Promoters to the said Project, the Promoter has decided to complete the formalities for registration of the said Project without the said Landowners/Co-Promoters. The Promoter would provide the necessary details pertaining to the said Co-Promoter to RERA as and when the same is made available to the Promoter.

NOTARY R.S. PANDEY Regd. No. 6987 THANE MAHARASHTRA GOVT. OF INDIA

Deponent

VERIFICATION

I, **Shri. Sohansingh A. Thakur and Shri Santosh B. Kushwah**, the Directors/ Authorized Signatory of **BRIGHT SKY HEIGHTS BUILDERS & DEVELOPERS PVT. LTD.** do hereby state, declare and confirm that the contents as above Affidavit-cum-Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Thane this _____ day of _____ 2017.

Deponent

NOTARISED

R. S. PANDEY
ADVOCATE & NOTARY
6-D.N.S. TOWER, COURT NAKA
THANE, MAHARASHTRA

Noted & R. No. 5167
Date 31 JUL 2017
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