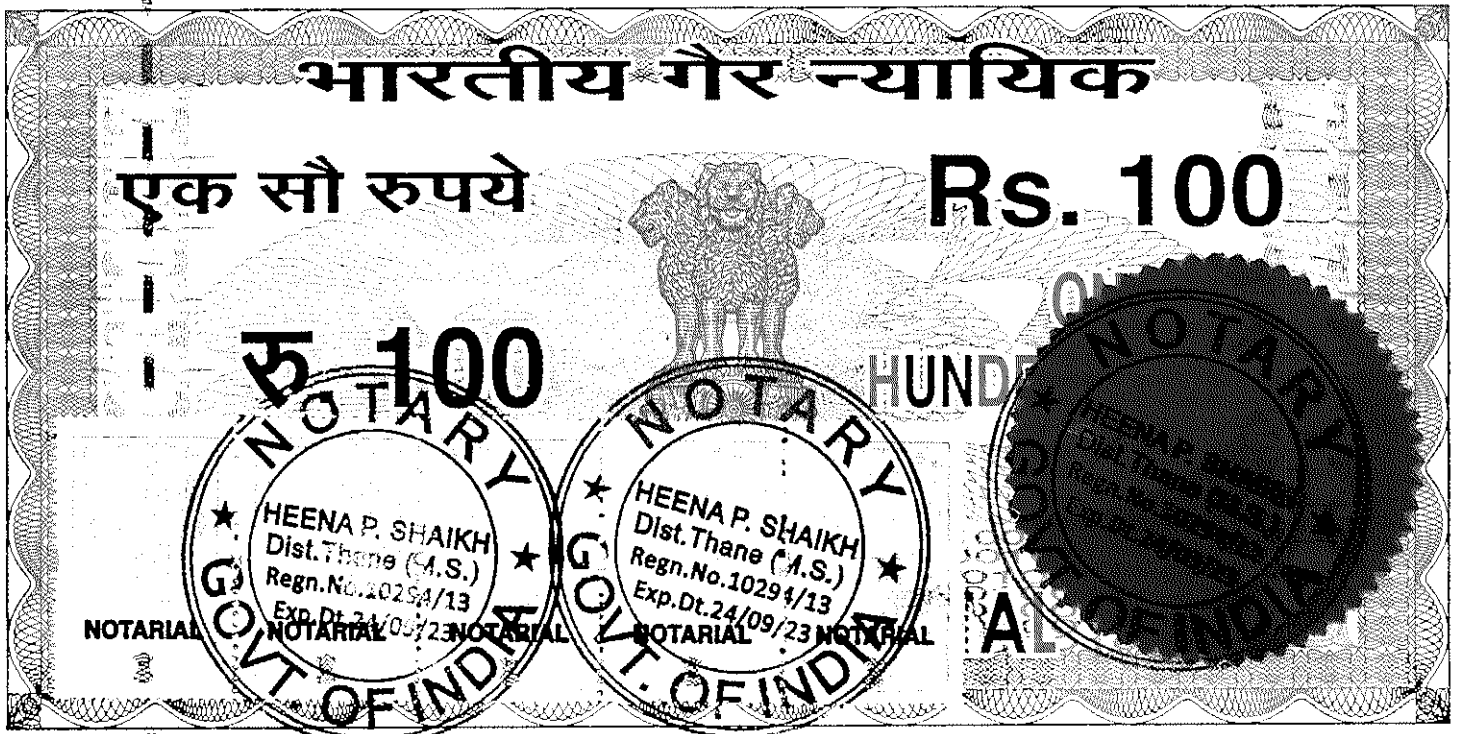
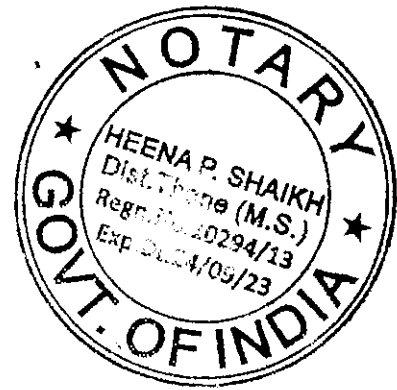
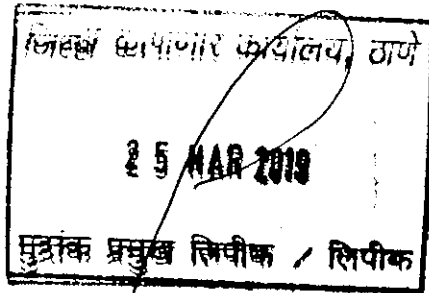




महाराष्ट्र MAHARASHTRA

2019

UX 042182



FORM B
[Under Rule 3(6)]
Affidavit cum Declaration

जिल्हा कोषागार कार्यालय, ठाणे, जिल्हा कोषागार कार्यालय, ठाणे

Handwritten signatures and names:
1. [Signature]
2. [Signature]
3. [Signature]

1-3 APR 2019

// श्री //

जोडपत्र-2 / Annexure - II

खालील शिक्का प्रतिज्ञापत्रा व्यतिरिक्त वापरण्यात येणा-या मुद्राकावर उमटवावा /
(Except affidavit, this seal put for all documents)

1) मुद्राक विक्री नोंदवही अनुक्रमांक / दिनांक
(Serial No./Date)

1-3 APR 2019

1158

2) दस्ताचा प्रकार
(Name of Document)

Buy

3) दस्त नोंदणी करणार आहेत का ?
(Whether it is to be registered)

होय / नाही
Yes/No

4) मिळकतीचे थोडक्यात वर्णन
(Property Description in brief)

5) मुद्राक विकत घेणा-याचे नाव व सही
(Stamp Purchaser's Name & Signature)

Prayashan Chav

6) हस्ते असल्यास त्याचे नाव, पत्ता व सही
(If through other person then,
Name, Address & Signature)

Kema
m. Bhandale

Purchaser Sd/-

7) दुस-या पक्षकाराचे नाव
(Name of the other party)

Mangesh

Buy

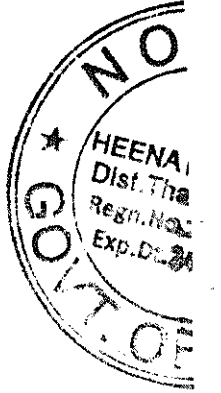
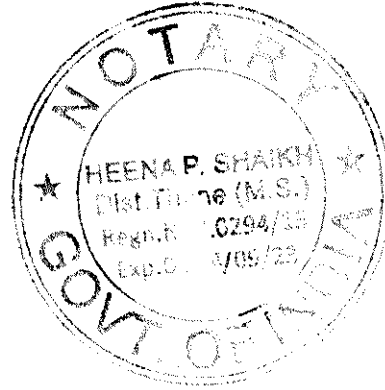
8) मुद्राक शुल्क रक्कम
(Stamp Duty Amount)

100/-

9) परवानाधारक / मुद्राक दिकेत्याची सही
परवाना क्रमांक जुना क्रमांक - 06 / 2003
(नविन परवाना क्रमांक - 1201015)
सौ. एच. डी. पाटील-वृद्धी टायपिंग अँड कम्प्युटर सेंटर,
मयुरेश बिल्डिंग, टेंभीनाका, ठाणे-प-400601

Sd/-

ज्या कारणासाठी ज्यांनी मुद्राक खरेदी केला त्यांनी त्याच कारणासाठी मुद्राक खरेदी केल्यापासुन 6/सहा महिन्यात
वापरणे बंधनकारक आहे.)



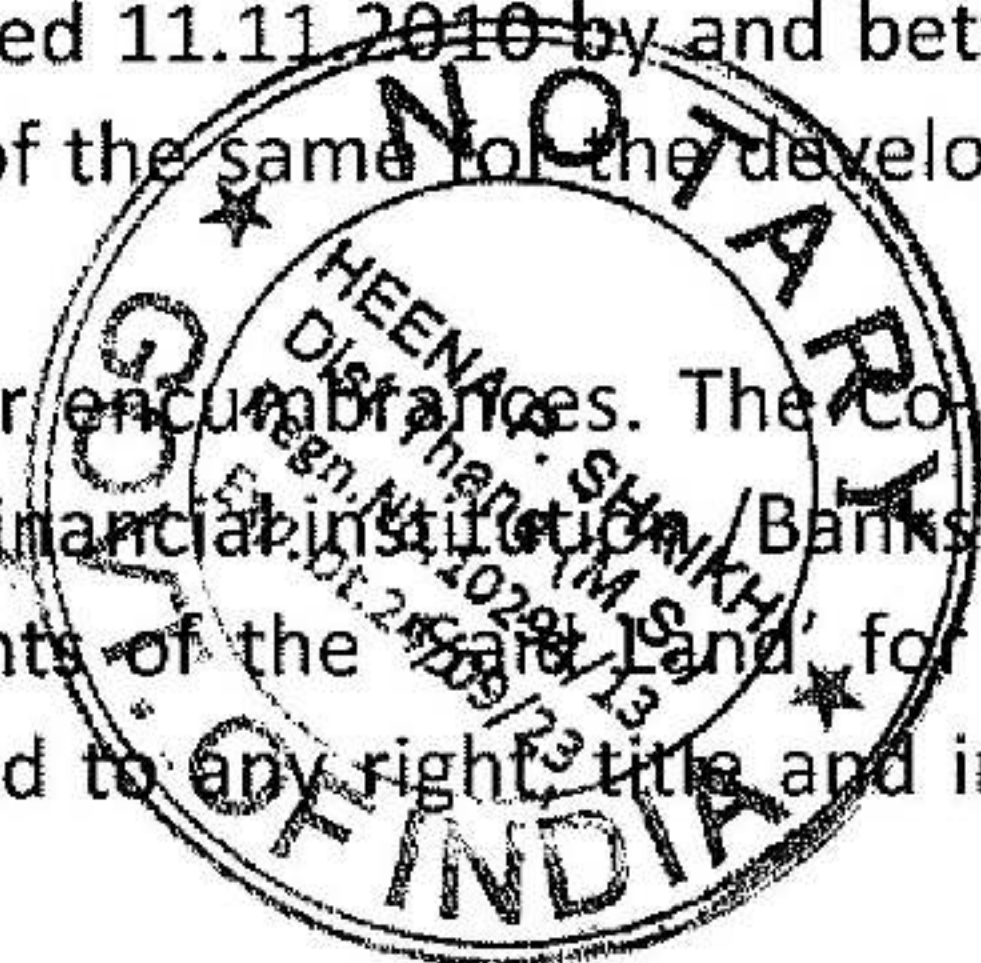
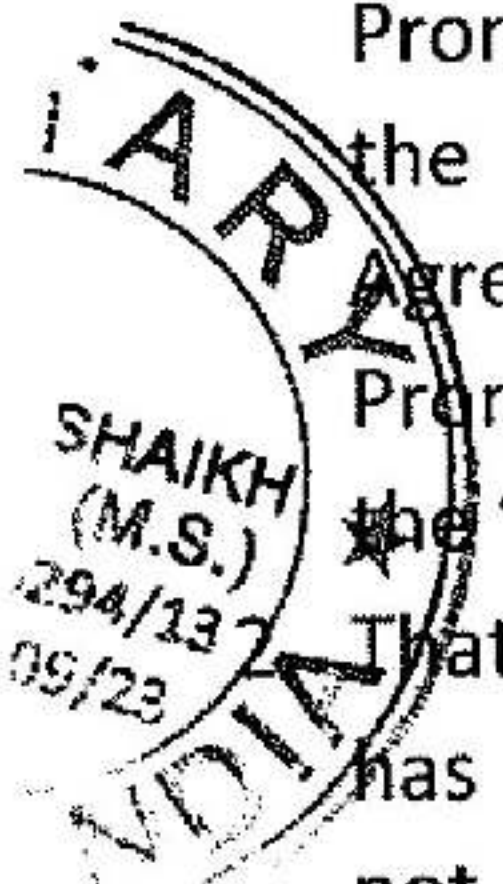
Affidavit cum Declaration of Nehru Nagar Priyadarshan Co-op Hsg.Soc.Ltd., the Co-Promoter of the Proposed project Nehru Nagar Priyadarshan Co-op Hsg.Soc.Ltd. a Co-Operative Housing Society duly registered under the Maharashtra Co-Operative Societies Act, 1960 (Mah XXIV of 1961) and bearing registration No. MUM/MHADB/HSG/(T.C.)/11367/2001-2002 dated 11.10.2001 and having registered office at Building no. 37, Nehru Nagar, Kurla (East), Mumbai – 400 024, through its Chairman Shri. Nitin N. Nene, Secretary Shri. Rajeev Junnarkar and Treasurer Shri. Avinash Amle /duly authorised by the Co-promoter of the proposed project "PUNEET PRIME" in three phases under Redevelopment Scheme vide its authorization dated.....;

We, the Chairman Shri. Nitin N. Nene, Secretary Shri. Rajeev Junnarkar and Treasurer Shri. Avinash Amle, duly authorised by Nehru Nagar Priyadarshan Co-op Hsg. Soc. Ltd., the Co-promoter of the Proposed Redevelopment project "PUNEET PRIME Phase 1 Floor 0 to Floor 2", "PUNEET PRIME Phase 2 Floor 3 to Floor 16" and "PUNEET PRIME Phase 3 Floor 17 to Floor 18", on plot of land bearing CTS. no. 11(part) & 12(part), S. No. 229 and 267, at Nehru Nagar Priyadarshan Co. Op. Hsg. Soc. Ltd., Bldg. No. 37(old), Nehru Nagar, Kurla (East), Mumbai- 400 024, Maharashtra, do hereby solemnly declare, undertake and state as under:

1. That Co-Promoter has a legal title Report to the land on which the development of the said project is proposed and has a legally valid authentication of Title of such abovesaid Land alongwith an authenticated copy of the Lease Deed dated 07.10.2010 executed by and between MHADA & the Society herein & registered on 15.10.2010 has acquired the Lease hold rights of the land /property on which the building of the society bearing no. 37(old) constructed and alongwith an authenticated copy of Sale Deed dated 07.10.2010 executed by and between MHADA & the Society herein & registered on 15.10.2010, the society has acquired ownership rights of the said Building no. 37(old); and by virtue of the abovesaid documents the said Co-Promoter Society has entrusted unto the Promoter Viz. M/s. Puneet Builders the development rights of the said land/property through the Development Agreement executed and registered on dated 11.11.2010 by and between Co-Promoter and the Promoter and the copy of the same for the development of the 'Said Project' is enclosed herewith.

That the project land is free from all other encumbrances. The Co-Promoter has not taken any Loan Facilities from any financial institution/Banks and have not created any charge on Ownership rights of the 'Said Land' for the 'Said Project' and no Litigation is pending related to any right, title and interest in the project.

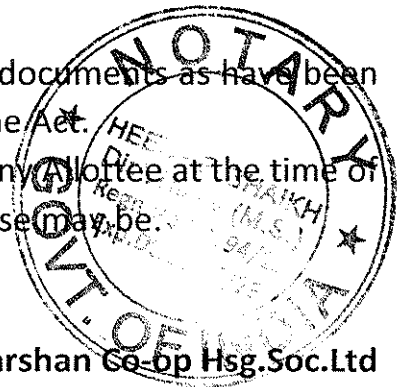
3. That the time period within which the project shall be completed by the Promoter M/s. Puneet Builders from the date of registration of project is 30th June, 2024;
4. That Seventy per cent of the amounts to be realized hereinafter by promoter for the real estate project from the Allottee, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover



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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.
6. That the Promoter shall get the accounts audited within Six month after the end of every financial year by a 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 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 Subsection (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 Co-promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Co- Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



For Nehru Nagar Priyadarshan Co-op Hsg.Soc.Ltd

एक नैरुह नगर प्रियदर्शन को. आ.प. ठा. ता. ...

NNWad
बन्धु

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Handwritten signature

DEPONENT

VERIFICATION

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

Verified by me at Thane on this ...10th day of April, 2019.

For Nehru Nagar Priyadarshan Co-op Hsg.Soc.Ltd

एक नैरुह नगर प्रियदर्शन को. आ.प. ठा. ता. ...

NNWad
बन्धु

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Handwritten signature

DEPONENT

NOTARISED

HEENA P. SHAIKH
ADVOCATE & NOTARY
B-2/204/ Sukh Sheetal CHS Ltd.,
Opp. Lawkim Co., G.B. Road,
Thane-400 607.

NOTED & REGISTERED
Sr. No. 14946/2019

10 APR 2019