NOTARY
ACHYUT DAMODAR GHOSPURKAR
Reg. No.861
EXP. DATE 21-7-2020
GOVERNMENT OF INDIA

CHALLAN
MTR Form Number-6

GRN	MH001979878201718E	BARCODE	Date	05/06/2017-11:05:21	Form ID

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Non-Judicial Stamp Vendor Sale of Non Judicial Stamps IGR Rest of Maha	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	MLS2_MULSHI 2 SUB REGISTRAR	**Full Name**	PSC PACIFIC
Location	PUNE		
Year	2017-2018 One Time	**Flat/Block No.**	
		Premises/Building	
		Road/Street	HINJAWADI
		Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 1 0 5 7
		Remarks (If Any)	AFFIDAVIT CUM DECLARATION
		Amount In Words	Five Hundred Rupees Only

Account Head Details	Amount In Rs.
0030046401 Sale of NonJudicial Stamp	500.00
Total	500.00

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042017060563447	460330928
Cheque/DD No.		Date		05/06/2017-11:07:04	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागु आहे. इतर कारणांसाठी किंवा नोदंणी न करावयाच्या दस्तासाठी लागु नाही.

Print Date 05-06-2017 11:07:13

Form 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of ~~Mr./Ms.~~ M/s. PSC Pacific, a Partnership Firm duly registered under Indian Partnership Act 1932 having its registered office at PSC House, CTS No. 111+111/2, Dr. Ketkar Road, Anand Colony, Erandwane, Pune: 411 004 promoter of the ~~proposed~~ ongoing project viz. "Athashri Xion" situated at Survey No.16/B2, Hinjawadi, Pune: 411057, Maharashtra, through Kamalesh Dutta, age: adult, occupation: service. address: PSC House, CTS No. 111+111/2, Anand Colony, off Prabhat Road, Pune: 411 004, duly authorized signatory on behalf of both the partners of PSC Pacific viz. Paranjape Schemes (Construction) Ltd. and Spice of Life Pvt. Ltd. the promoter of the ~~proposed~~ ongoing project, vide ~~its/his/~~their authorization dated 15.05.2017;

I, Kamalesh Dutta ~~promoter of the proposed project /~~ duly authorized by the promoter of the ~~proposed~~ ongoing project do hereby solemnly declare, undertake and state as under:

1. That ~~I /~~ the promoter ~~have /~~ has a legal title ~~report~~ to the land on which the development of the ongoing project ~~is proposed~~ is being carried out.

~~OR~~

~~_____ have/ has a legal title report to the land on which the development of the proposed project is to be carried out~~

~~AND~~

~~a legally valid authentication of the title of such land alongwith an authenticated copy of the agreement between such owner and Promoter for development of the real estate project is enclosed herewith.~~

2. ~~That the project land is free from all encumbrances~~.

~~OR~~

That details of encumbrances including dues and litigations, details of any rights, title, interest or name of any party in or over such land, ~~alongwith details~~ are as under:

Details of encumbrances:

Sr. No.	Details of the encumbrances
1	As per registered mortgage deed executed on 10.07.2015 registered vide serial No.9562/2015, on 12/10/2015 in the office of Sub-Registrar Haveli -15, Pune, the Promoter has inter alia mortgaged all that piece and parcel of land of the Project "Athashri Xion"-

	being constructed on land bearing S No 16/B2 situated at Village Hinjawadi, Taluka Mulshi, District Pune, admeasuring 4953.04 sq mts, together with all construction thereon both present and future together with all present and future TDR/FSI and any accruals /income/claim that may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned Project Land in favour of HDFC Ltd, Shivajinagar, Pune.
2	The Tahasildar Pune by his order dated 11.08.2010, bearing No. goukh/SR/800/2010 held the Promoter liable for payment of Rs.1,36,33,194/- (Rupees one crore thirty six lakhs thirty three thousand one hundred ninety four only) towards royalty for alleged excavation of mines and minerals from the Whole Land of project Xion. As per ME No.7727, of village Hinjewadi, Pune a charge of Rs.1,36,33,194/- (Rupees one crore thirty six lakhs thirty three thousand one hundred ninety four only) appears in the other rights column of the 7/12 extract of the Project Land. This order has been challenged by the Promoter under Civil Writ Petition No.7390/2010 before Hon'ble High Court, Mumbai in which an injunction order was passed by the Hon'ble High Court, Mumbai restraining the Respondent i.e. Tahasildar Mulshi, from enforcing its said order.

Details of litigation:

Sr. No.	Name of the Court	Type of case	Case No.	Role of the Promoter	Litigation for:	Preventive order if any	Present status
1	High Court, Mumbai	Civil Writ Petition	7390/2010	Petitioner	Setting aside the order passed by Tahasildar Mulshi demanding alleged royalty.	No preventive order against the Promoter. However there is a preventive order passed as against the Respondent i.e. Tahasildar, Mulshi.	Matter admitted. Posted for final argument.

3. That the time period within which the project shall be completed by ~~me/~~ the Promoter from the date of registration of the Project: on or before 31/03/2019.

4. ~~(a) for new projects~~:

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~~That seventy percent of the amounts realised by me/ Promoter for 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.~~

~~(b)~~ For ongoing project on the date of commencement of the Act

~~(i) That seventy percent of the amounts to be realised hereinafter by me/ the Promoter for 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.~~

~~OR~~

(ii) That entire of the amounts to be realised hereinafter by ~~me/~~ Promoter for 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, since the estimated receivable of the project is less than the estimated cost of the completion of the project.

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

6. That ~~I/~~ the Promoter shall get the accounts audited within six months 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That ~~I/~~ the Promoter shall take all the pending approvals on time, from the competent authorities.

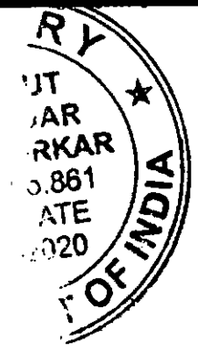
8. That ~~I/~~ the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That ~~I/~~ the Promoter ~~have/~~ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That ~~I/~~ the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

AUTHORISED SIGNATORY



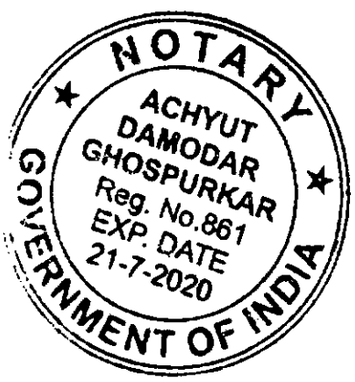
Verification

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 _____ on this 14th day of June, 2017

Deponent

AUTHORISED SIGNATORY



BEFORE ME

A. D. GHOSPURKAR
NOTARY UNION OF INDIA
PUNE

Noted And Registered
at Sr. No. 769/2017
Date 14/6/17