Date – 30.03.2021

To,

The Maharashtra Real Estate Regulatory Authority,
Slum Rehabilitation Authority Building,
"A" Wing, Prof. Anant Kanekar Road,
Bandra (East),
Mumbai 400051.

Sirs,

Subject :- Disclosure to discontinue Project "NYATI UNITREE II" registered under Registration No.P52100001629

1) We are the Promoters of the Commercial Project "NYATI UNITREE II" out of the Whole Project "NYATI UNITREE" earlier proposed to be implemented by us on the land portion admeasuring 7302.81 Sq. Mtrs. out of contiguous block admeasuring 9358.68 sq. mtrs. out of land bearing Survey No.103/130(Part),CTS No. 1995 and 1996B Village Yerwada, Taluka Pune City, District Pune.

2) We procured Registration of the said Project "NYATI UNITREE II" from you vide Registration No. **P52100001629** and as per the fresh certificate of registration issued by you dated 18.05.2020, the said Registration is valid till 31.01.2021.

3) The said project namely "NYATI UNITREE II" proposed to be implemented was to consist of 5th Floor upto 8th Floor of the Western Wing (A2) out of the Building "NYATI UNITREE".

4) However, subsequent to the registration of said project, due to certain legal issues and for other good and sufficient reasons we decided not to proceed with implementation of the said Project "NYATI UNITREE II" on the said Land at the moment , and as such till date, we have neither accepted any booking/s, nor have executed any Agreements in respect of any of the Units in the said Project with any person/party and we are enclosing herewith an Affidavit cum Declaration to that effect. We are also enclosing herewith relevant Certificates issued by Architect Shirish Dasnurkar and by Kushal D Jain & Associates, Chartered Accountants in that regard.

We i.e. NYATI BUILDERS PRIVATE LIMITED will however develop/construct the project on the land mentioned in Para 1 herein above in future after the legal issues are resolved and after obtaining all sanctions and permissions as applicable from appropriate authorities. For such purpose we shall reapply under Maharashtra Real Estate (Regulation and Development) Act, 2016 for fresh registration of the project in same name i.e. NYATI UNITREE II or in any other name.

1) In the circumstances, we wish to deregister the said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016.

2) Please find enclosed herewith copies of the following:

a) Copy of the Fresh Registration Certificate issued by you in respect of the said Project dated 18.05.2020.

b) Affidavit Cum Declaration executed by us.

c) Certificate dated 30.03.2021 issued by Architect Shirish Dasnurkar and

d) Certificate dated 11.03.2021 issued by Kushal D Jain & Associates, Chartered Accountant.

3) As such, you are requested to consider this as our disclosure to discontinue the said Project **"NYATI UNITREE II"** registered under Registration No. **P52100001629** and pass necessary Order in that regard.

Yours Sincerely,

For Nyati Builders Pvt. Ltd. through
Director Piyush Nitin Nyati

Encl - as above

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52100001629**

Project: ***NYATI UNITREE II****Plot Bearing / CTS / Survey / Final Plot No.:****CTS no 1995 and 1996****Bat* ***Pune (M Corp.), Pune City, Pune, 411006****;*

1. **Nyati Builders Private Limited** having its registered office / principal place of business at *Tehsil:* ***Pune City****, District:* ***Pune****, Pin:* ***411006***.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by 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 completion of the project.
   - The Registration shall be valid for a period commencing from **29/07/2017** and ending with **31/01/2021** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid

Dated: **18/05/2020**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA ◐ 2020 ◐ BA 961404

मुद्रांक विक्री नोंदवही अनु. क्रमांक 20/96 दिनांक - 9 FEB 2021

दस्ताचा प्रकार- Affidavit cum Declaration मुद्रांक शुल्क रक्कम 400/-

दस्त नोंदणी करणार आहेत का? होय(Yes)/ नाही(No)

मिळकतीचे थोडक्यात वर्णन-

मुद्रांक विकत घेणाऱ्याचे नांव- ज्यांनी बिल्डर्स प्रा. लि. चेतना [illegible]

दुसऱ्या पक्षकारांचे नांव-

हस्ते असल्यास त्यांचे नांव- परवेज [illegible]

रविंद्र शं. मिरजकर
ला. नं. HVL VIII-2201096
टिंगरेनगर, पुणे- 32.

मुद्रांक विकत घेणारे/ हस्ते व्यक्तिची सही

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

वरिष्ठ कोषागार अधिकारी पुणे

05 FEB 2021

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

NOTARY GOVERNMENT OF INDIA MANISHA SAMEER CHITRA PUNE (MAHARASHTRA) REGD. NO. 21208 EXP. DATE 07/03/2025

AFFIDAVIT CUM DECLARATION

I the undersigned, Mr. Piyush Nitin Nyati Director of Nyati Builders Pvt. Ltd. having its office at Nyati Unitree, Survey No.103/129, Plot B+C CTS NO.1995+ CTS NO.1996B, Yerw ada, Pune 411006, do hereby on solemnly affirm and state on oath as under :-

1) Nyati Builders Pvt. Ltd. is the Promoter of the Commercial Project "NYATI UNITREE II" out of the Whole Project "NYATI UNITREE" earlier proposed to be implemented by it on the land portion admeasuring 7302.81 Sq. Mtrs. out of contiguous block admeasuring 9358.68 sq. mtrs. out of land bearing Survey No.103/130(Part),CTS No. 1995 and 1996B Village Yerwada, Taluka Pune City, District Pune.

2) Nyati Builders Pvt. Ltd. procured Registration of the said Project "NYATI UNITREE II" from the Maharashtra Real Estate Regulatory Authority as per the provisions of The Real Estate (Regulation and Development Act) 2016 vide Registration No. **P52100001629** and Maharashtra Real Estate Regulatory Authority has issued fresh certificate of registration in respect thereof on 18.05.2020 as per which the said Registration is valid till 31.01.2021.

3) The said project namely "NYATI UNITREE II" proposed to be implemented was to consist of 5th Floor upto 8th Floor of the Western Wing (A2) out of the Building "NYATI UNITREE".

4) Subsequent to the registration of the said Project due to some legal issues and for other good and sufficient reasons, Nyati Builders Private Limited decided not to proceed with implementation of the said Project "NYATI UNITREE II" on the said Land at the moment , and as such Nyati Builders Pvt. Ltd. has neither accepted any booking/s, nor have executed any Agreements in respect of any of the units in the said Project with any person/party till date.

5) Nyati Builders Pvt. Ltd. has decided to deregister the said Project **"NYATI UNITREE II"** registered under Registration No. **P52100001629.**

DEPONENT

Nyati Builders Pvt. Ltd. Through
Director Shri. Piyush Nitin Nyati

Noted & Registered
At.Sr.No. 125/2021

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

BEFORE ME

MANISHA SAMEER CHITNIS
NOTARY
GOVERNMENT OF INDIA

10 MAR 2021

DASNURKAR
ASSOCIATES
ARCHITECTS|DESIGNERS

TO WHOM SO EVER IT MAY CONCERN

I Shirish Prabhakar Dasnurkar have undertaken assignment as Architect in respect of the Project called as **"NYATI UNITREE" ("said Whole Project")** to be developed by Nyati Builders Private Limited through its Chairman and Managing Director Shri Nitin Dwarkadas Nyati on land admeasuring 7302.81 Sq. Mtrs. out of land bearing Survey Number 103/130(Part), CTS No. 1995+1996B, Plot No. B+C, Village Yerwada, Taluka Haveli, District Pune.

Vide its Commencement Certificate No. 1106/17 dated 21/07/2017 of the Pune Municipal Corporation, Pune has sanctioned the last Building Layout in respect of the said Whole Project **"Nyati Unitree".**

Out of the said Whole Project **"Nyati Unitree",** Nyati Builders Private Limited has registered with the Maharashtra Real Estate Regulatory Authority, Project called **"NYATI UNITREE II"** Vide Registration No. P52100001629.

Based on the explanations received from the Structural Engineer and Site Supervisor of the said Project, site visit conducted by me, and information and explanation received from Nyati Builders Private Limited, this is certify that, Nyati Builders Private Limited so far not carried out any development /construction activity in respect of the said Project **"NYATI UNITREE II"** on the actual site and the status of completion of construction work of the said Project is Zero and Nyati Builders Private Limited for the time being is not to proceed with implementation of the said Project.

SHIRISH DASNURKAR
(ARCHITECT)
CA/86/10074
Place :- Pune
Date :- 30.03.2021

SHIRISH DASNURKAR & ASSOCIATES
35, LAXMI PARK COLONY, NAVI PETH,
ABOVE HOTEL SARGAM, PUNE-411030
PHONE-24530461/4530462/4530463
E-MAIL:shirishdasnurkar@gmail.com/
sdasso@bsnl.in
Reg. No.:CA/10074

KUSHAL D JAIN & ASSOCIATES

Kushal D. Jain
B.Com., A.C.A.

CHARTERED ACCOUNTANTS
37-C, New Timber Market, Pune 411042
Mob.: 8408887025
Email: jainkushal1990@gmail.com

TO WHOMSOEVER IT MAY CONCERN

1) Nyati Builders Private Limited through its Chairman and Managing Director Shri Nitin Dwarkadas Nyati is the "Promoter" of the Commercial Project "NYATI UNITREE II" out of the Whole Project "**NYATI UNITREE**" proposed to be implemented by Nyati Builders Private Limited on land admeasuring 7302.81 Sq. Mtrs. bearing Survey Number 103/130(Part), CTS No. 1995+1996B, Plot No. B+C, Village Yerwada, Taluka Haveli, District Pune.

2) Nyati Builders Private Limited has procured Registration of the said Project "**NYATI UNITREE II**" with the the Maharashtra Real Estate Regulatory Authority Vide Registration No. P52100001629 and as per the fresh certificate of registration issued by the said Authority dated 18.05.2020, the said Registration is valid till 31.01.2021.

Based on the records, documents, books of the accounts produced before me for inspection /verification, and information and explanations provided to me by Nyati Builders Private Limited, I hereby certify that Nyati Builders Private Limited has not accepted any booking /not entered into and executed any Unit Agreement in respect of any of the Commercial Shops/Offices in the said Project and consequently has not received any booking /consideration amount in respect thereof from any person /party.

For Kushal D. Jain & Associates
Chartered Accountants

Kushal D. Jain
Proprietor
M. No. 153842

Place:- Pune

Dated:- 11.03.2021

UDIN:- 21153842AAAAAN5787

Kushal D. Jain & Associates * Chartered Accountants * F. R. No. 150508W PUNE