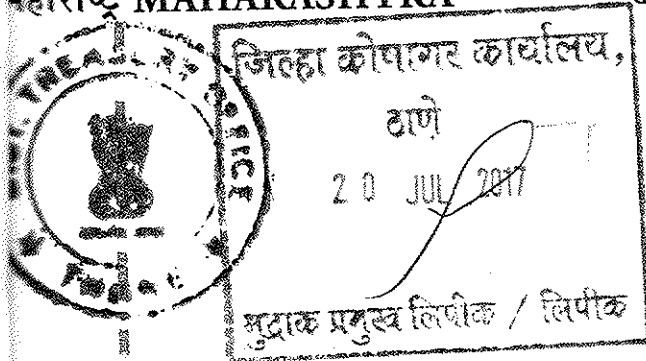




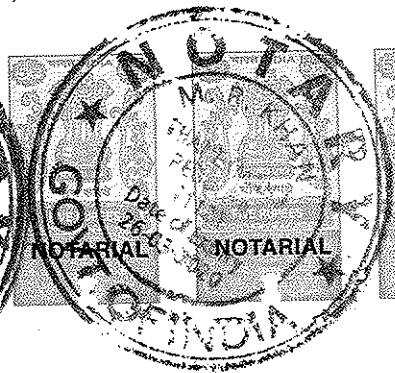
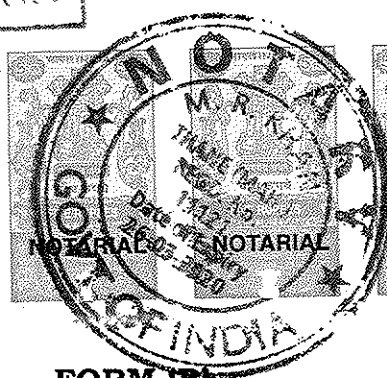
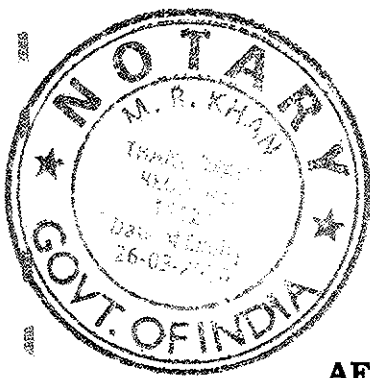
महाराष्ट्र MAHARASHTRA

2017

SA 278154



201712017



FORM 'B'
[See Rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **VIJAY CITISPACE PRIVATE LIMITED**,
Promoter of the Real Estate Project (defined hereinafter)

A handwritten signature in black ink.

जोडपत्र - १
फक्त प्रतिज्ञापत्रासाठी

26 JUL 2017

मुद्रांक विक्री नोंदवही

अनुक्रमांक 64997

दिनांक

VIJAY CITISPACE PVT. LTD.

मुद्रांक विक्री घेणाऱ्याचे नांव

205, Marine Chamber,

पत्ता व सही

43, New Marine Lines,

मुद्रांक विक्रीच्याची सही - (श्री. व्जय चव्हाण यादव)

Mumbai - 400020

परवाना क्रमांक - १२०१०३१

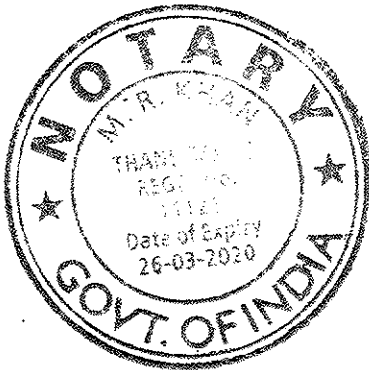
मुद्रांक विक्रीचे ठिकाण/पत्ता - जिल्हा सत्र न्यायालय, ठाणे.

शासकीय कार्यालयासमोर / न्यायालयासमोर प्रतिज्ञापत्र
सादर करणेसाठी मुद्रांक कालाची आवश्यकता नाही.
(शासन आदेश दि.०१/०८/२००४ नुसार)

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

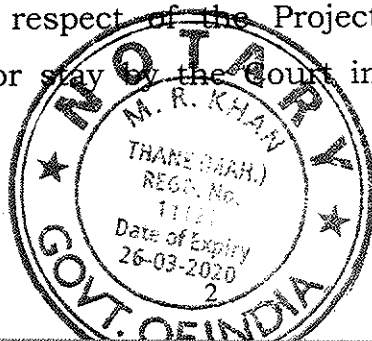


Milind Chaulka



We, **VIJAY CITISPACE PRIVATE LIMITED**, a company incorporated under provisions of the Companies Act, 1956 ("**Promoter**") and having its registered office at 205, Marine Chambers, 43, New Marine Lines, Churchgate, Mumbai, Maharashtra, India - 400 020, being the promoter of the proposed project comprising of multistoried buildings ("**Real Estate Project**") to be constructed on portion of the land admeasuring 4918.07Sq.Mtrs. out of total area admeasuring 21610 sq. meters bearing Survey Nos. 141/2, 141/3 and 208/1 of Village Kavesar, Taluka and District Thane (hereinafter collectively referred to as "**Project Land**"),do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the Project Land on which the development of the Real Estate Project is proposed and a legally valid authentication of title of the Project Land alongwith an authenticated copy of Deed of Assignment dated 18th July, 2016 made between Vijay Group Construction (formerly known as Vijay Developers) and Promoter is enclosed herewith.
2. (a) That Vijay Enclave Co-operative Housing Society Ltd. filed Execution Application being Execution Application 192 of 2010 against Vijay Developer in District Consumer Dispute Redressal Forum, Thane. The said execution application is pending for necessary steps from the Decree Holder (i.e. Vijay Enclave Co-op. Hsg. Society Ltd.);
(b) That Shri. Balaram N. Daki & 4 ors. have filed Regular Civil Suit being Suit No. 334 of 2011 against Vijay Citispace Pvt. Ltd. & 3 ors. in respect of the Project Land. There is no any injunction or stay by the Court in the present Regular Civil Suit.
(c) That Sharmila V. Shinge has filed Regular Civil Suit being Suit No. 694 of 2011 against Vijay Citispace Pvt. Ltd. & 17 ors. in respect of the Project Land. There is no any injunction or stay by the Court in the present Regular Civil Suit.
(d) That Shri. Balaram N. Daki & 4 ors. have filed Special Civil Suit being Suit No. 690 of 2012 against Vijay Developers & another in respect of the Project Land. There is no any injunction or stay by the Court in the present Special Civil Suit.



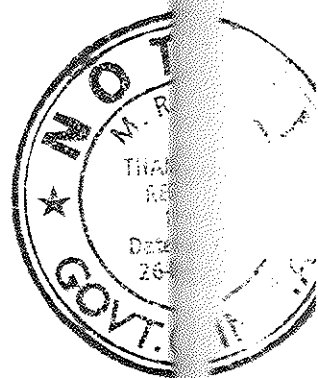
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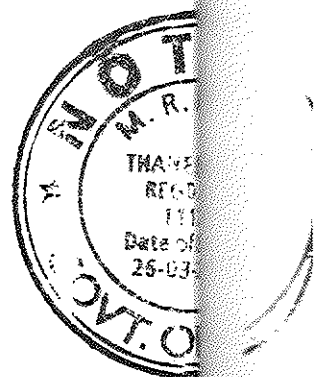


- (e) The Promoter have availed Term Loan Facility from the J.M. Financial Credit Solutions Ltd. by executing Indenture of Mortgage dated 23/09/2016 inter-alia in respect of construction of Real Estate Project on the Project Land.;
3. That the time period within which the Real Estate Project shall be completed by the Promoter, shall be on or before 31/03/2024 subject to Force Majeure events as listed in The Real Estate (Regulation and Development) Act, 2016 (the "**Act**").
4. That seventy per cent of the amounts to be realized hereinafter by 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the 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 ("**General Rules**") framed by the Government of Maharashtra under the Act.
6. That the Promoter shall get its 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 the Real Estate Project have been utilized for the Real Estate Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Real Estate Project.
7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter shall inform the Maharashtra Real Estate Regulatory Authority established by the Government of Maharashtra under sub-section (1) of Section 20 of the Act 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 the General Rules, within seven days of the said changes occurring. 

9.

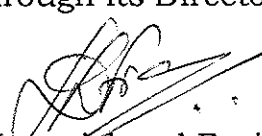
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9. That the Promoter has furnished all such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

VIJAY CITISPACE PRIVATE LIMITED
through its Director


Mr. Deepak Laxmichand Furia
(Deponent)

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Mumbai on this 28th day of July, 2017.

VIJAY CITISPACE PRIVATE LIMITED
through its Director


Mr. Deepak Laxmichand Furia
(Deponent)

IDENTIFIED BY ME


Pratik L. Paudwal
Advocate High Court
Regd. No. MAH/6443/2010

BEFORE ME


Mohammed Raul Farook Khan
B.Com., LL.M.
ADVOCATE & NOTARY - GOVT. OF INDIA
Off. : 108-A, Harmony Tower, Court Naka, Thane (W)

NOTED & REGISTERED

Sr. No. 1104/2017 Date: 28 JUL 2017

