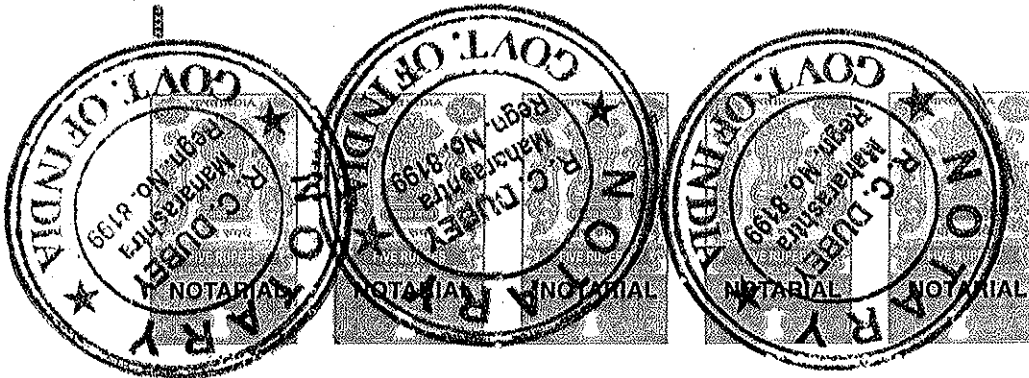




महाराष्ट्र MAHARASHTRA

© 2016 ©

AA 964310



प्रधान मुद्रांक कार्यालय, मुंबई
प. मु. वि. क्र. ८००००२०
- 6 JUN 2017
सक्षम अधिकारी

श्री. सु. का. पाटील

Form-B

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Prasanta K. Biswal, Managing Director of International Biotech Park Limited ("Promoter") duly authorized by the Promoter of the proposed project, vide its board resolution dated 23rd June, 2017;

I, Prasanta K. Biswal, being the Managing Director of the Promoter and duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title to the land on which the development of the project is proposed. The proposed project is being developed on a portion of land admeasuring approximately 2080 square meters only which forms part of a larger development admeasuring approximately 17,800 square meters bearing Plot No 7 situated at International Biotech Park, Rajiv Gandhi IT-BT Park, MIDC Phase 2, Hinjawadi, Maan, Pune 411057.

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement/lease deed between such owner and promoter for development of the real estate project is enclosed herewith.

That the Promoter has availed loan facilities from Housing Development Finance Corporation Limited ("HDFC Ltd") and mortgaged the proposed project with HDFC Limited to secure the repayment of the loan facilities. The Promoter has also entered into agreement for sale of apartments in the proposed project with various allottees. There is no litigation pending in relation to the proposed project.

3. That the proposed project will be completed by the Promoter on or before 31st December 2020 from the date of registration of project;
4. That seventy per cent of the amounts to be realised hereinafter by the Promoter for the 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That 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 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 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 the Promoter has furnished 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.

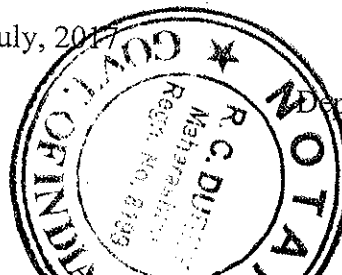
Deponent

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 Mumbai on 21st of this day of July, 2017

21 JUL 2017 R. C. DUBEY
NOTARY
Maharashtra
(Govt. of India)



Deponent