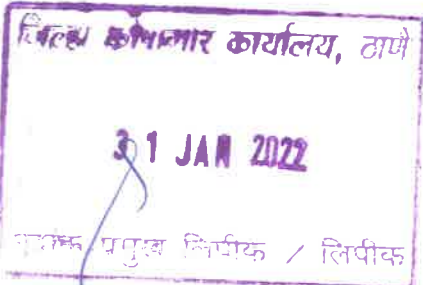




महाराष्ट्र MAHARASHTRA

2021

ZP 752165



FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY
PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

We, M/S. SALASAR ESTATE DEVELOPERS LLP, HARISH
B AGARWAL (HUF) and ANAND R AGARWAL (HUF) (the
"Promoter 2", "Promoter 3" & "Promoter 4" respectively) of
the Real Estate Project named "Codename Dream - Tower B"
do hereby solemnly declare, undertake and state as under:



जा.पत्र २

मुद्रांक विहीन नोंदवही अमुकनांक

दिनांक

- 2 FEB 2022

नकलदार प्रसार

बसत नोंदणी करणार आहे का ? - होय/नाही

मिळकतीचे घोडव्यात वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता

दुसऱ्या पक्षकाराचे नांव व पत्ता

हस्ते असल्यास त्याचे नांव/पत्त

हस्ते आहे

परवानाधारक मुद्रांक विक्रेत्याची सही (प्रमोद आर. डबे)

मुद्रांक विक्रीचे पत्ता - आदेश्वर कृपा, शांती पार्क, मीरा रोड (पूर्व), खणे.

परवाना क्रमांक १२०१०४७

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे.

855399

- 2 FEB 2022





1. That Promoter 2, Promoter 3 and Promoter 4 are joint owners of the land bearing survey/hissa no. 126/4 (part) which forms part of the lands on which the development of the Real Estate Project is proposed. The Promoter 2, Promoter 3 and Promoter 4 being the owners have entered into a Development Agreement dated 28th January 2022 and registered on 28th January 2022 bearing serial no. TNN8-1802-2022 with the Promoter 1, who is the developer on the terms and conditions as stated therein. The legal title report enumerating details with respect to the title of the aforesaid land amongst other plots on which the development of the Real Estate Project is proposed is uploaded on MahaRERA website.

2. Details of encumbrances are as follows :

a. Mortgage details in respect of Real Estate Project, save and except survey/hissa no. 126/4 (part):

Sr. No.	Mortgagee	Type of Deed	Date	Document No.
1	Catalyst Trusteeship Limited	Debenture Trust Cum Mortgage Deed	26.10.2018	Joint Sub-Registrar of Assurances, Thane - 7 and bearing Sr. No. TNN7 - 15123 - 2018 dated 26.10.2018
2	JM Financial Credit Solutions Limited	Supplemental Indenture of Mortgage for creation of Additional Security	27.11.2017	Joint Sub-Registrar of Assurances, Thane - 10 and bearing Sr. No. TNN10 - 9984 - 2017 dated 27.11.2017
3	JM Financial Credit Solutions Limited	Indenture of Mortgage	27.03.2018	Joint Sub-Registrar of Assurances, Andheri - 18 and bearing Sr. No. BDR18 - 3212 - 2018 dated 28.03.2018
4	Catalyst Trusteeship Limited	Debenture Trust Cum Mortgage Deed	18.06.2018	Joint Sub-Registrar of Assurances, Andheri - 1 and bearing Sr. No. BDR1 - 7546 - 2018 dated 21.06.2018
5	JM Financial Credit Solutions Limited	Indenture of Mortgage	08.08.2018	Joint Sub-Registrar of Assurances, Andheri - 4 and bearing Sr. No. BDR4 - 8117 - 2018 dated 08.08.2018
6	Catalyst Trusteeship Limited	Debenture Trust Cum Mortgage Deed	28.09.2020	Joint Sub-Registrar of Assurances, Thane - 4 and bearing Sr. No. TNN4 - 5993 - 2020 dated 28.09.2020

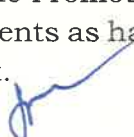
The mortgages include some other projects which are being developed by the Promoters or their Associate Companies.

b. Litigations: There are no litigations pending in respect of the project land or any part thereof of this Real Estate Project. The Real Estate Project is connected with another real estate projects through common podium on the Tower ABC Land. Following litigations are pending in respect of another project land:



Sr. No.	Survey No./ Project Name	Court Details	Case No./ Type of Case	Parties	Preventive / Injunction/ Interim Order	Status
1	Survey No. 125-1 (pt) of Village Ghodbunder, Tal. & Dist. Thane	Bombay High Court	Civil Writ Petition No. 12056 of 2017	John Titus Jerome D'Souza & 5 Ors. v. Florence Correa & 14 Ors.	No	For Admission
2	Survey No. 125-1 (pt) of Village Ghodbunder, Tal. & Dist. Thane	District Court, Thane	Spl C S No. 11 of 2019	Vivian Michael D'Souza & 7 Ors. v. Florence D. Correa & 17 Ors.	No	For Amended Plaint

3. That the time period within which the Real Estate Project shall be completed by the Promoter 1 from the date of registration of the Real Estate Project is 31st December 2028.
4. That the seventy percent of the amounts to be realized by the Promoter 2, Promoter 3 and Promoter 4 from the Real Estate Project from the allottee/s, 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 2, Promoter 3 and Promoter 4 shall get the accounts audited within the time prescribed by MahaRERA from time to time by a practicing chartered accountant and shall produce a statement of account duly certified and signed by such practicing chartered accountant and it shall be verified during the audit that the amounts collected for Real Estate Project have been utilized for the Real Estate Project and the withdrawal shall be in compliance with proportion to the percentage of completion of the Real Estate Project.
7. That the Promoter 1 shall take all the pending approvals on time, from the competent authorities.
8. That the Promoter 2, Promoter 3 and Promoter 4 shall cause the Promoter 1 to inform the Authority regarding all the changes that has 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 2, Promoter 3 and Promoter 4 has furnished such other documents as has been prescribed by the rules and regulations made under the Act.








That the Promoter 2, Promoter 3 and Promoter 4 shall not discriminate against any allottee/s at the time of allotment of any apartment, plot or building, as the case may be.



Deponent 1

Deponent 2

Deponent 3

VERIFICATION

We, **M/S. SALASAR ESTATE DEVELOPERS LLP, HARISH B AGARWAL (HUF) and ANAND R AGARWAL (HUF)** (the “**Promoter 2**”, “**Promoter 3**” and “**Promoter 4**” respectively) of the Real Estate Project “**JP North Palace – Tower B**” do hereby state on solemn affirmation that the contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

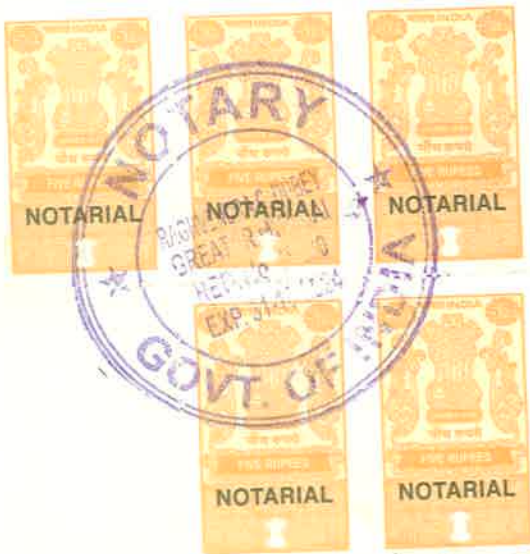
Verified by us at Mumbai on this 5th day of February, 2022.



Deponent 1

Deponent 2

Deponent 3



Rub 10/02/2022
RAGHVENDRA C. DUBEY
(B.A. LL.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
2, Shanti Seva Sangh, Netaji N
90 Feet Road, Sakinaka, Mumbai - 400072.