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● 2017 ●

RY 613516



FORM 'B'

[See rule 3(6)]

प्रधान न्यायिक कार्यालय, मुंबई
प. सं. वि. क्र. ८०००००६
21 JUL 2017
सक्षम अधिकारी
श्री. हेमंत रामदास

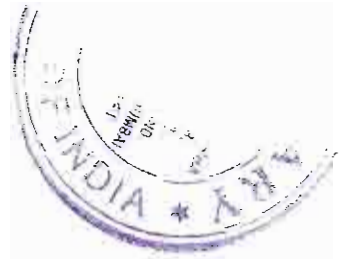
AFFIDAVIT-CUM-DECLARATION

Affidavit cum Declaration of L&T Parel Project LLP, the Promoter of the on-going project through its authorized signatory, Mr. Pawan Choudhary, duly authorized signatory vide authorization dated 2nd June, 2017.

We, L&T Parel Project LLP, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 and having its registered office at L&T House, N.M. Marg, Ballard Estate, Mumbai 400001 (hereinafter referred to as the "Promoter"), the Promoter of the on-going project namely, "Crescent Bay" at Jerbai Wadia Road, Parel, Mumbai, do hereby solemnly declare, undertake and state as under:



1. That the Promoter is entitled to develop and construct building/s on a parcel of land admeasuring 22185.46 sq. mtrs. bearing C.S Nos. 437(pt.), 440(pt.), 645(pt.), 646(pt.), 651(pt.) and 854(pt.), in Parel -Sewree Division, lying being and situate at Jerbai Wadia Road, Mumbai 400012 (hereinafter referred to as the "said Land").
2. That the Promoter is constructing tower Crescent Bay -T5 having 7 Podium and 57 upper floors, including fire check (hereinafter referred to as the "said Project") on the said Land.
3. That the Co-promoters have obtained legal title reports/certificates reflecting the flow of title of the Co-promoters/Promoter to the said Land on which the development of the said Project is proposed. The copies of the title certificates dated 1st August 2013, 2nd August 2013 and 27th July 2016 issued by M/s. LAW FIRM OF KHONAS, Solicitors & Legal Consultants, are enclosed with Form "A" i.e. application for registration of the said Project with Real Estate Regulatory Authority ("RERA") and /or uploaded on the RERA website.
4. That the Promoter has a legal title to develop the said Land, on which the development of the said Project is proposed is to be carried out and a legally valid authentication of title, along with an authenticated copy of the agreement between Co-promoters and the Promoter, in respect of the development of the said Land, is enclosed herewith/ uploaded on RERA website.
5. That details of encumbrances, litigation and/or any rights, title, interest or name of any party in or over the said Land, are enclosed/ uploaded with Form "A" -- Application for registration of the said Project with RERA and a list detailing the same is submitted alongwith Form B of the Co-promoters.
6. That the Promoter shall complete the said Project by August 2018;
7. That 70% (seventy per cent) of the amounts realized by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation on and Development) Act, 2016 ("Act") and the rules thereunder.
8. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 Circular no. 3 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 (Rules).

9. 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 amount collected for a the said Project have been utilized for the same, and the withdrawal has been in compliance with the proportion to the percentage of completion of the said Project.
10. That the Promoter/Co-promoters shall take all the pending approvals on time, from the competent authorities.
11. 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 the Rules, within 7 (seven) days of the said changes occurring.
12. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.
13. 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

I, Pawan Choudhary, duly authorized signatory of L&T Parel Project LLP, say that the contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this ____ day of July, 2017.




Deponent

BEFORE ME

22/07/17

HARI PRASAD MISHRA
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI MAHARASHTRA
REGD NO.10441