

THE AJARA URBAN CO-OP. BANK LTD.
Boer
Authorised Signatory

THE AJARA URBAN CO-OP BANK LTD
N M JOSHI MARG
MUMBAI - 400 011

D-5/STPM/C.R.1072/02/07/663-665/2007

भारत 23182
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INDIA

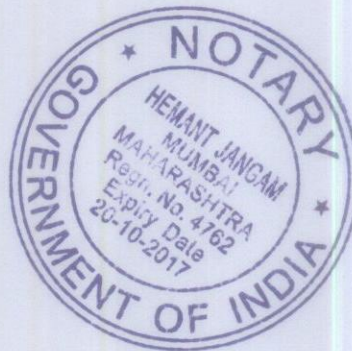
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R.0000100/- PB6508

STAMP DUTY MAHARASHTRA



FORM 'B'

(Affidavit cum Declaration)

I Mr. Vishal Ghadigaonkar duly authorized by the promoter of **Bellissimo Hi-Rise Builders Pvt Ltd (Lodha Developers Private Ltd.)**, vide its authorization dated **6th May 2017**

I, duly authorized by the promoter of **Palava Viento A - D** do hereby solemnly declare, undertake and state as under:

- I. That I have a legal Title Report to the land on which the development of the project is proposed. I enclosed the authenticated copy of title certificate of Advocate **Pradip Garach** dated **19th October 2016, 28th October 2016 & 31st May 2017**
- II. I say that the details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details are enclosed herewith.
- III. I further declare and undertake that that seventy per cent of the amounts to be realised hereinafter by promoter for the real estate project from the allottee, 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.
- IV. I further declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017

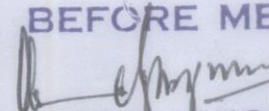
- V. I say and declare that promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during 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.
- VI. I say that the time period within which the project shall be completed by the promoter by **31st March 2018**
- VII. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
- VIII. I say and declare 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.
- IX. I say and declare that the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- X. I say and declare 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, on any grounds

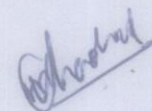
Verification

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 this (22nd) day of (June '17)



BEFORE ME

HEMANT JANGAM
NOTARY, GOVT. OF INDIA
MUMBAI, MAHARASHTRA


Deponent

Sr. No. 496 Page No. 52
Date 22-6-17 Regd. No. 2K XV11



Details of Encumbrances - PALAVA - VIENTO A to D

A. Details of Mortgage / Charge

No.	Source	O/s Amt. (Rs. Cr)	Security Details
1	Bank of India	7.69	First pari-passu charge on land & buildings to be constructed on this land in Dombivli, Mumbai.
2	Allahabad Bank	7.61	

B. Details of Litigation

Name of the Court	Type of Case (Civil / Criminal / Others)	Petition (Writ Petition / Suit / Appeal / Arbitration Petition)	Case Number	Year	Whether any Preventive/Injun ction/Interim Order is Passed (Yes / No)	Present Status
Civil Judge (S.D) Kalyan	Civil Case	Suit	345	2014	No	For hearing of our application filed as per the arbitration clause mentioned at the agreement.