

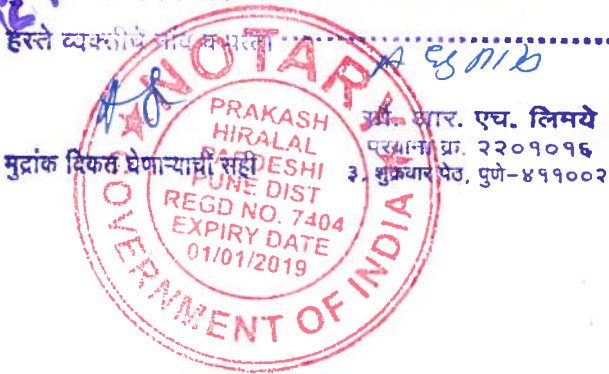


महाराष्ट्र MAHARASHTRA

2016

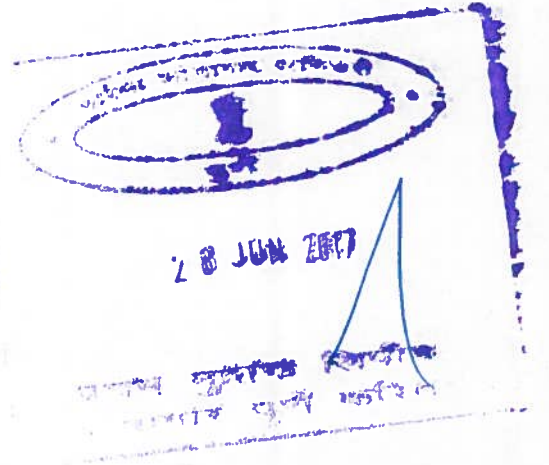
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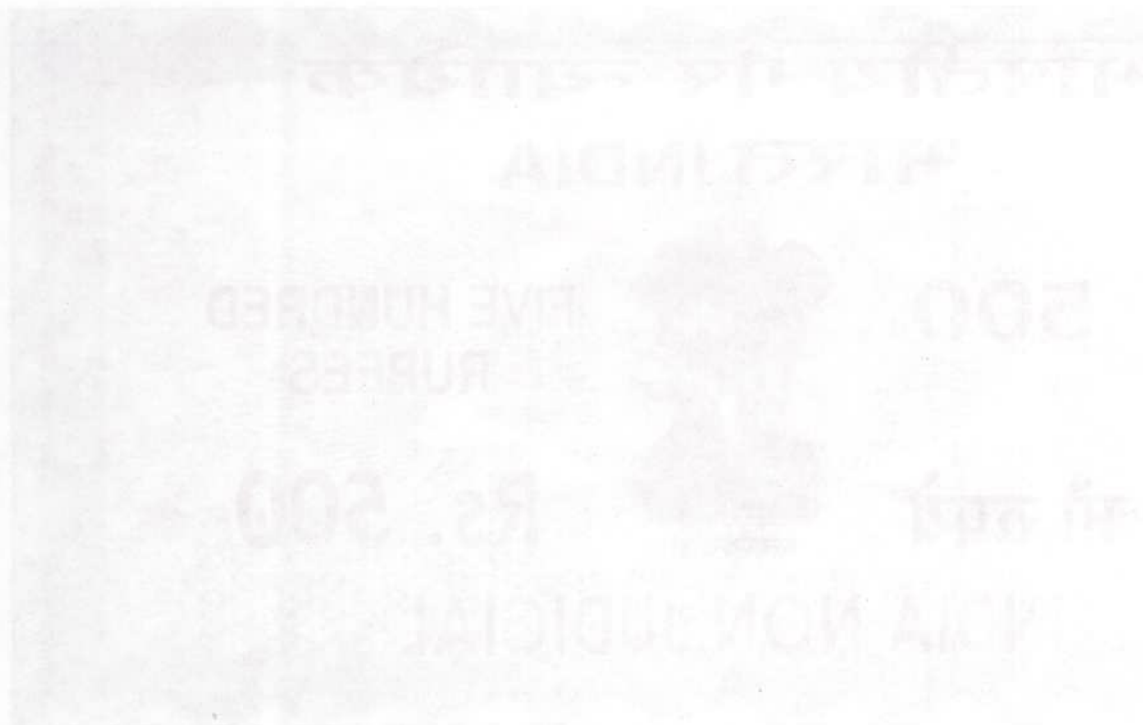
अनु.क्र. 3060 21 JUL 2017 मु.शु.रकम. 500
दस्तावा प्रकार देवाचर्य
दस्त नोंदणी करणार आहेत का ? होय/नाही.
मिळकलीचे वर्णन
मुद्रांक विकत घेणाऱ्याचे नाव F.M. Infra Dev. Pvt. Ltd..
पत्ता Baner, Pune-411045..
मुद्रांक विकत घेणाऱ्याचे नाव
हस्ताक्षरीचे नाव व भरती



AFFIDAVIT CUM DECLARATION

1
[Signatures]





VB 849103

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MAHARASHTRA

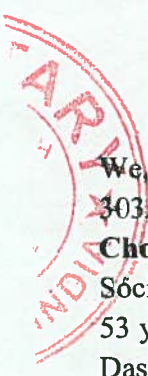


21 JUL 2017
MAHARASHTRA
PUNE DISTRICT
REGD NO. 7
EXPIRY DATE 01/01/2019

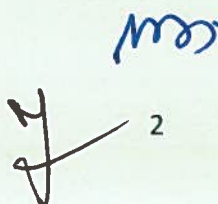
MAHARASHTRA

Corr



 We, (i) **Mr. Bharat Dewkinandan Agarwal**, Age about 44 years, Hindu inhabitant of B-303, Mantri Lawns, Anand Park, Aundh, Pune 411 007, (ii) **Mr. Darshan Sharad Chordia**, Age about 38 years, Hindu inhabitant of Flat No.121, Building No.8, Mira Society, Salisbury Park, Pune-411 037, (iii) **Mr. Shrenik Dheerajmal Siroya**, Age about 53 years, Hindu inhabitant of 1101, Garden View, 8 Harkness Road, (Laxibai Jagmohan Das Road), Near Elizabeth Nursing Home, Malbar Hill, Mumbai-400006 (iv) **Mr. Fatesh Kishanchand Mirchandani**, Aged about 57 years, Hindu inhabitant of Flat No. A-0802, Evershine Grandeur, Mindspace, Behind Inorbit, Malad, (W) Mumbai-400064, the Directors of **Siroya F M Infradevelopment Pvt.Ltd** (hereinafter referred to as the "**Promoter**") and the promoter of the ongoing real estate project "**BUILDING D3 EON HOMES**" (for short the said "**BUILDING D3 EON HOMES**") situated on all that plinth area admeasuring **647.82 square meters** along with basic F.S.I. admeasuring **11449.51 square meters** (for short the "**BUILDING D3 LAND**") carved out of the Plot No. - 3/1, admeasuring 90,860.00 sq. mtrs. in Maharashtra Industrial Development Corporation's Rajiv Gandhi Infotech Park Hinjawadi, Phase III and within the limits of village Maan of Taluka Mulshi, District Pune (for short the "**EON HOMES PROJECT LAND**"), do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title (as lease hold rights) to the Eon Homes Project Land comprising of Building D3 Land on which the development of the Building D3 Eon Homes is ongoing;
2. That the said Building D3 Land is free from all encumbrances other than mentioned below:
 - (a) Mortgage in favour of the ICICI Bank Ltd., Pune in respect of a charge for project finance on the said Eon Homes Project Land including the Building D3 Land;
 - (b) Mortgages created by prospective purchasers/allottees upon their prospective Apartments/Units in the said Building D3 Eon Homes;
3. The said Building D3 Eon Homes shall be completed **on or before December 31, 2020** from the date of registration of the said Project;
4. That 70 *per cent* of the amounts to be realized hereinafter by Promoter for the said real estate project Building D3 Eon Homes from the prospective 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 said separate account shall be withdrawn in accordance with Rule 5;
6. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project;

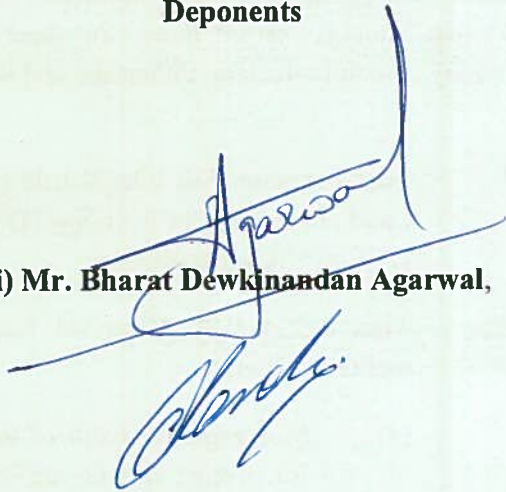


7. That Promoter shall take all the pending approvals on time, from the competent authorities;
8. That Promoter shall inform the Real Estate Regulatory Authority regarding all the changes, that have occurred in the information furnished under sub section (2) of section 4 of the Act and under Rule 3 of these rules, within 7 (seven) days of the said changes occurring;
9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act;
10. That Promoter shall not discriminate against any Allottee/s at the time of allotment of any apartment, plot or building, as the case may be;

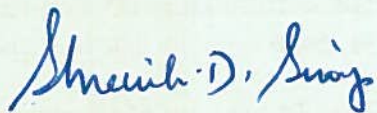
Place : Pune

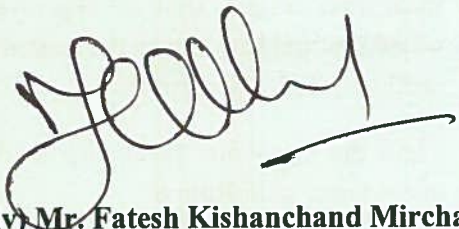
Deponents

Date : July 26, 2017


(i) Mr. Bharat Dewkinandan Agarwal,

(ii) Mr. Darshan Sharad Chordia,


(iii) Mr. Shrenik Dheerajmal Siroya,


(iv) Mr. Fatesh Kishanchand Mirchandani,

Siroya F M Infradevelopment Pvt. Ltd.,

(Directors)



VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at on 26 this July of 2017.

Place : Pune

Deponents

Date : July 26, 2017



(i) Mr. Bharat Dewkinandan Agarwal,

(ii) Mr. Darshan Sharad Chordia,

(iii) Mr. Shrenik Dheerajmal Siroya,

BEFORE ME

PRAKASH H. PARDESHI
NOTARY GOVT OF INDIA
PUNE DISTRICT

(iv) Mr. Fatesh Kishanchand Mirchandani,

Siroya F M Infradevelopment Pvt. Ltd.,

(Directors)

NOTED AND REGISTERED AT
SERIAL NUMBER 820/2017

26 JUL 2017



NOTARIAL CERTIFICATE

I, the undersigned, a Notary Public for the State of Maharashtra, do hereby certify that the foregoing is a true and correct copy of the original document as presented to me for certification.

Witness my hand and seal at Mumbai, this 2nd day of July, 2017.

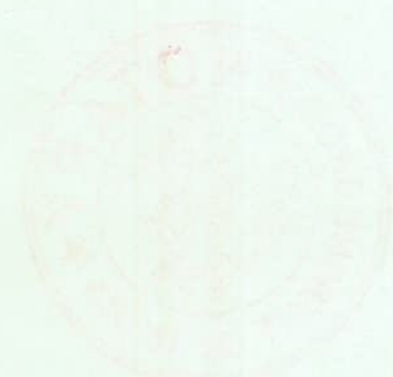
Notary Public
Mumbai

2nd July 2017

At Mumbai, this 2nd day of July, 2017, before me, the undersigned, a Notary Public for the State of Maharashtra, appeared the following person(s):

Mr. Prakash H. Pardeshi

Who being known to me to be the person(s) whose name(s) is/are subscribed to the foregoing document, acknowledged to me that he/they executed the same for the purposes and consideration therein expressed.



Prakash H. Pardeshi

Notary Public for the State of Maharashtra

[Handwritten signature]

BEFORE ME

PRAKASH H. PARDESHI

NOTARY GOVT OF INDIA

PUNE DISTRICT

5-6 JUL 2017

SERIAL NUMBER 12345678

NOTED AND REGISTERED AT

