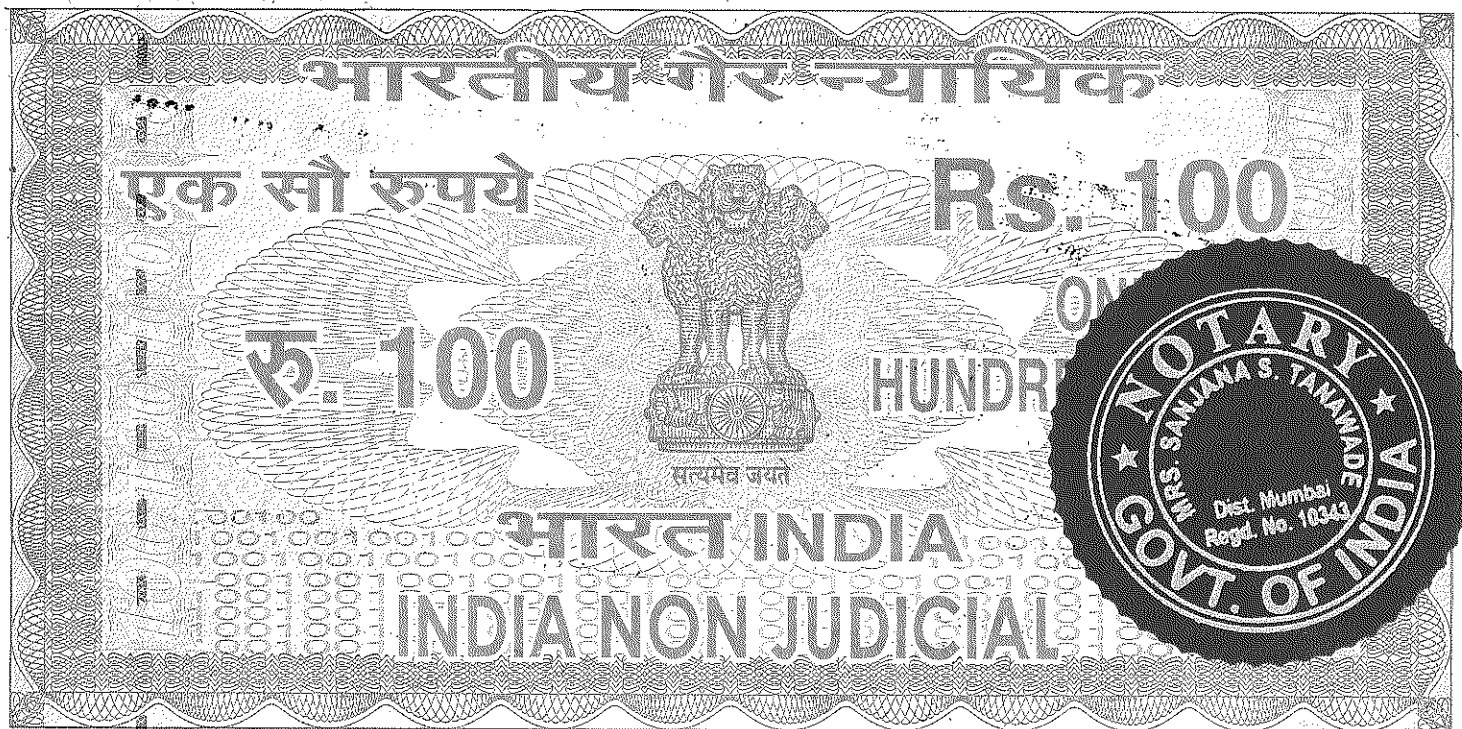




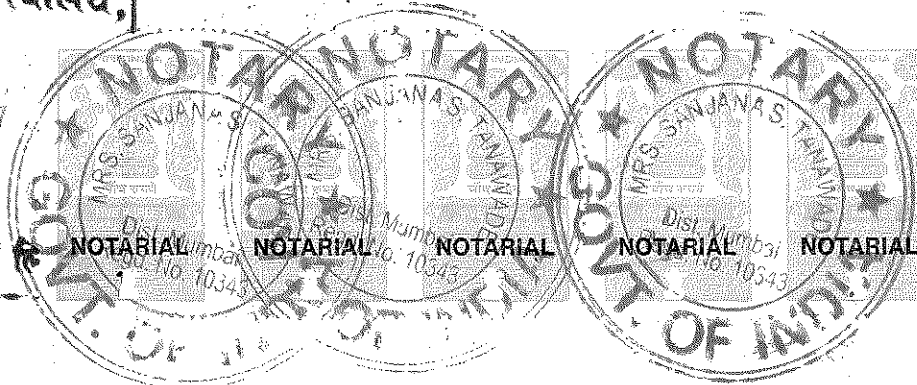
महाराष्ट्र MAHARASHTRA

2017

SE 759046



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4-2-17



Form 'B'

Declaration, Supported by an Affidavit, which shall be Signed by the Promoter or any Person Authorized by the Promoter

AFFIDAVIT CUM DECLARATION

I, Dwarkanath K. Rao, duly authorized signatory of Swayam Realtors and Traders LLP, a Limited Liability Partnership incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008, having its office at Marathon Futurex, N.M. Joshi Marg, Lower Parel, Mumbai - 400 013, the Promoter of the proposed Real Estate Project ("**the Promoter**") do hereby solemnly declare, undertake and state as under:

I am Authorized Signatory of Swayam Realtors and Traders LLP. Swayam Realtors and Traders LLP have authorized me to execute the present Affidavit cum Declaration vide authorization dated 13th July, 2017.



The Whole Project is known as 'Monte South' ("Whole Project"). The Whole Project consists of various Real Estate Projects. The building 'Monte South Titlis' is proposed to be upto 63 habitable floors over the car parking floors/podium and is divided in several Real Estate Projects. The development of part of the tower/wing of a building known as 'Monte South Titlis' comprising of 3 Basements, Lower Ground, Ground, 7 Podiums, Stilt and upto 30th Floors, is a phase of the Whole Project is proposed as a 'Real Estate Project' to be known as 'Monte South Titlis-1' ("the Real Estate Project").

1. The Promoter has a legal title Report to the land on which the development of the Whole Project/Real Estate Project is to be carried out.

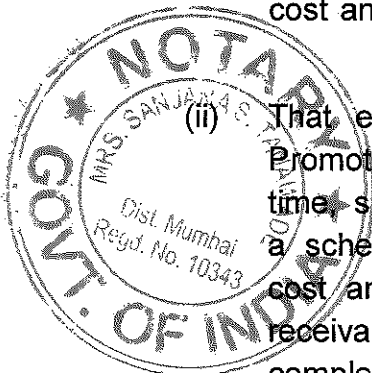
AND

a legally valid authentication of title of such land of the Real Estate Project/Whole Project has been uploaded on the RERA website. The Agreement for Sale and the Schedules and Annexures thereto are still under preparation. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions 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 ("MAHA RERA Rules") for preparation of the above mentioned documents and shall upload them as soon as they are ready.

2. (a) The details of encumbrances is as follows:
 - (i) By and under an Indenture of Mortgage dated 05th September, 2014 executed between the Promoter, therein referred to as Mortgagor of One Part and Housing Development Finance Corporation Limited therein referred to as Mortgagee of the Other Part and registered with the office of Sub-Registrar of Assurance at Mumbai-4 under Serial Number BBE4-3646/2014, a portion of the said Land was mortgaged on the terms and conditions more particularly stated therein.
- (b) There is no litigation in respect of the Whole Project as on date.
3. That the time period within which the Real Estate Project shall be completed by the Promoter is as per the date as disclosed on the RERA website.
4. Real Estate Project is an ongoing project on the date of commencement of the Act;
 - (i) That seventy per cent of the amounts to be realised hereinafter by the Promoter for the Real Estate 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.

OR

- (ii) That entire of the amounts to be realised hereinafter by the Promoter for the Real Estate 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, since the estimated receivable of the Real Estate Project is less than the estimated cost of completion of the Real Estate Project.



[Handwritten Signature]

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 Real Estate Project have been utilised for the Real Estate Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Real Estate 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

For Swayam Realtors and Traders LLP

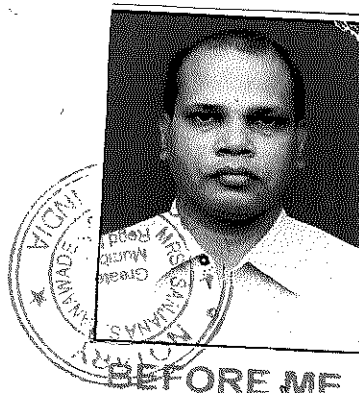
Dworkanath K. Rao

Dworkanath K. Rao
(Authorized Signatory)

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 Mulund on this 18th day of July, 2017.



Deponent

For Swayam Realtors and Traders LLP

Dworkanath K. Rao

Dworkanath K. Rao
(Authorized Signatory)

