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We, (i) **Mr. Bharat Devkinandan Agarwal**, Age about 44 years, Hindu inhabitant of B-303, Mantri Lawns, Anand Park, Aundh, Pune 411 007, (ii) **Mr. Dilip Madanlal Agarwal**, Age about 64 years, Hindu inhabitant of B-1, Castle Royale, Bhosle Nagar Extension, Near Range Hills, Dapodi, Pune 411 020, (iii) **Mr. Gaurav Dilip Agarwal**, Age about 34 years, Hindu inhabitant of B-1, Castle Royale, Bhosle Nagar Extension, Near Range Hills, Dapodi, Pune 411 020 the Partners of **M/s. Kasturi Builders** (hereinafter referred to as the "**Promoter**") and the promoter of the ongoing real estate project "Apostrophe, Next" (for short the said "**Project**") situated on all that piece and parcel of the land bearing Survey No. 174 Hissa No.3 (Old Survey No. 174 Hissa No. 3/3) of Village Wakad, Taluka Mulshi & District Pune (for short the "**Land**"), do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the Project is ongoing;
2. That the land is free from all encumbrances other than mentioned below:
 - (a) Mortgage in favour of the HDFC Ltd., Pune in respect of a charge for project finance to the tune of Rs. 20.00 Cr. (excluding 16 residential apartments/units for MHADA & 45 residential apartments/units of the land owners) on the said project land;
 - (b) Mortgages created by prospective purchasers/allottees upon their prospective Apartments/Units in the said Project;
3. The said Project shall be completed on or before December 31, 2021 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 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 That the amounts from the said separate account shall be withdrawn in accordance with Rule 5;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;



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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

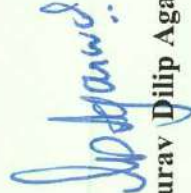
Date : July 19, 2017

Deponents


Mr. Bharat Devkinandan Agarwal



Mr. Dilip Madanlal Agarwal,


Mr. Gaurav Dilip Agarwal

Partners of M/s. Kasturi Builders



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 19th this July of 2017.

Place : Pune

Date : July 19, 2017

Deponents

Mr. Bharat Devkinandan Agarwal



Mr. Dilip Madanlal Agarwal,



Mr. Gaurav Dilip Agarwal

Partners of M/s. Apex Builders



BEFORE ME

PRAKASH H. PARDESHI,
NOTARY, GOVT. OF INDIA
PUNE DISTRICT

NOTED AND REGISTERED AT
SERIAL NUMBER 778/2017

20 JUL 2017