



FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

We, MAHINDRA LIFESPACE DEVELOPERS LIMITED, a Company incorporated and registered under the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013 and having its Registered Office at Mahindra Towers, 5th Floor, Worli, Mumbai - 400018, the Promoter of the proposed project through its Authorized Signatory Mr Ramesh Ranganathan, authorized by Board Resolution dated 27th October 2016, do hereby solemnly declare, undertake and state as under:

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महाराष्ट्र MAHARASHTRA

2017

SF 291117

प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क. ८००००९७

20 JUN 2017

सक्षम अधिकारी

श्री. प्र. जा. चिंचघरे

1. That we are the owner of all that piece and parcel of the land bearing CTS No. 6017 admeasuring 73,633.58 sq. meters situated at Village Pimpri Waghere, Pune ("the Project Land") and has a legal Title to the same. M/s Citylegal (Advocates) has issued the Title Report dated 19th August, 2016 certifying our title to the Project Land.
2. We as a Promoter has proposed to launch a project named "Antheia" on the Project Land, for which Pimpri Chinchawad Municipal Corporation (PCMC) Authority has sanctioned the Lay Out Plan ("Proposed Project").
3. We as a Promoter has constructed/intend to construct, 15 (fifteen) residential buildings, 1 (one) Amenity Commercial Building and 1 (one) Club House, in phasewise manner, along with common infrastructure and facilities as a part of

single Lay Out. The details of the total number of Wings/ buildings constructed/ to be constructed in a phasewise manner on a Project Land and their status is as follows:



Building Name & Number/Real Estate Project	Number of floors	Flats in building	Status
A1, A2, B1, B2,	2 Podium + Ground + 14	232	Completion Certificate Received
D1, D2, D3	Stilt + 15	284	Completion Certificate Received
A3	1 Podium + Ground + 22	89	Sanctioned (Ongoing)
A4	2 Podium + Ground + 22	89	Sanctioned (Ongoing)
B4	2 Podium + Ground + 22	89	Sanctioned (Ongoing)
C1	2 Podium + Ground + 22	132	Sanctioned (Ongoing)
C2	2 Podium + Ground + 22	132	Sanctioned (Ongoing)
D4	2 Podium + Ground + 22	178	Sanctioned (Ongoing)
B3	Proposed	Proposed	Sanctioned (Proposed)
C3	Proposed	Proposed	Sanctioned (Proposed)
Club house Building	Ground + 1	NIL	Completion Certificate Received
Amenity Commercial Building	Proposed	Proposed	Proposed

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4. Out of the 15 (fifteen) residential buildings constructed/ to be constructed, we as a Promoter intend to register 06 (six) numbers of residential buildings, being 6(six) separate Real Estate Projects with RERA Authority. The Details of the same along with completion date are as under:



Building Name & Number	Number of floors	Flats in building	Completion Date
C1	2 Podiums + Ground Floor + 22 Floors	132	31-Mar-18
C2	2 Podiums + Ground Floor + 22 Floors	132	30-Jun-19
A4	2 Podiums + Ground Floor + 22 Floors	89	30-Jun-18
B4	2 Podiums + Ground Floor + 22 Floors	89	30-Jun-18
D4	2 Podiums + Ground Floor + 22 Floors	178	30-Jun-18

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A3	1 Podiums + Ground Floor + 22 Floors	89	30-Jun-20
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5. The Project Land is free from all encumbrances except the Project Land has been mortgaged in favour of Kotak Mahindra Bank Limited for loan / facilities availed by the Promoter. The original title deeds have been deposited as a security for due repayment of loan / facilities with Kotak Mahindra Bank Limited.
6. That seventy per cent of the amounts to be realised hereinafter by us 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.
7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 and as per the circulars, notification issued by the RERA Authority from time to time.
8. That we 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.
9. We shall take all the pending approvals on time, from the Competent Authorities.
10. That we 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.
11. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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12. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, constructed /to be constructed in a Real Estate Project.

Full
Signature

Mahindra Lifespace Developers Limited

Authorized Signatories

Deponent

Verification

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 E1 JUL 2017 on this _____ day of _____ 2017.

Full
Signature

Mahindra Lifespace Developers Limited

Authorized Signatories

Deponent



BEFORE ME

R.L. PANDEY
M.A.L.L.B.
NOTARY
MAHARASHTRA
(Govt. of India)

E1 JUL 2017

Register Sr. No	4309
Dated	E1 JUL 2017