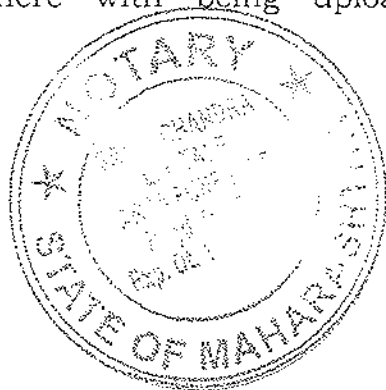


1. All that well carved out plot of land area admeasuring 00 Hector 08.80 Ares i.e. 880 sq. mtrs. out of area admeasuring 00 Hector 23.80 Ares i.e. 2380 sq. mtrs. out of Survey No. 70A/1B admeasuring 00 Hector 60 Ares, area admeasuring 00 Hector 08.80 Ares i.e. 880 sq. mtrs. out of area admeasuring 00 Hector 23.80 Ares i.e. 2380 sq. mtrs. out of Survey No. 70A/1C admeasuring 00 Hector 60 Ares, area admeasuring 00 Hector 17.04 Ares i.e. 1704.35 sq. mtrs. out of Survey No. 70A/2 admeasuring 01 Hector 15 Ares i.e. 11500 sq.mtrs. and area admeasuring 00 Hector 53.8014 Ares i.e. 5380.14 sq. mtrs. out of Survey No. 70A/3 admeasuring 00 Hector 88 Ares, i.e. 8800 sq. mtrs. total area admeasuring 00 Hector 49.6144 Ares i.e. 4961.44 sq. mtrs. situated at Village Ghorpadi within registration District Pune, Sub-Registration District Haveli, Tal. Pune City and within the limits of Pune Municipal Corporation Pune is owned by the firm by area admeasuring -12045.93 sq.mtrs. and remaining area admeasuring 2694 sq.mtrs. own by M/s. Navdurga Associates as purchase properties and project on the aforesaid land is floated under name "Parkland-1" and since M/s. Navdurga Associates is the Co-Owner, has agreed to construct and allot certain area to the aforesaid firm against the certain consideration as per Registered Construction Agreement and paid necessary Service Tax on such construction amount.

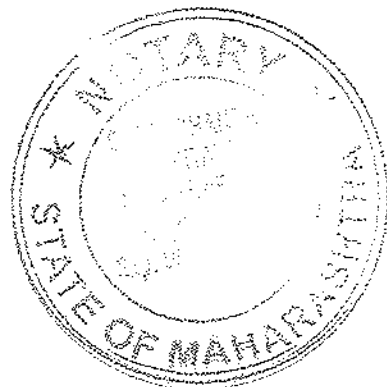
2. M/s. Yashvastu Developers and M/s. Navdurga Associates have cleared and marketable title with respect to the aforesaid Parkland-1 project and has actual, physical and legal possession and free from all encumbrances charges or claims except encumbrance of Project Loan from Capri Global Capital Ltd. A Legally valid authentication of title of the Parklan-1 Project Land along with authentication copy of the construction agreement with M/s. Navdurga Developers is enclosed here with being uploaded documents.

H Jain

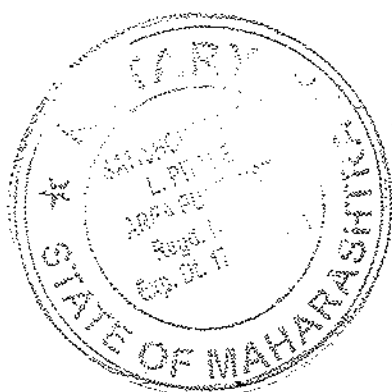


3. The Parkland-1 Project is sub-divided into 3 Sub-Project and out of that, 1st Project being Building/Wing A & B will be completed on or before 30/12/2019.
4. The Parkland-1 (i) Project being Building/Wing A & B is ongoing Project and hence the 70% amount to be realised hereinafter by Promoter M/s. Yashvastu Developers for Real Estate Project from the Allottee from time to time shall be deposited in separate account to be maintained in Schedule Bank/Nationalize Bank to cover to cost of the construction and the land cost and shall be used only for that purpose.
5. M/s. Yashvastu Developers will withdrawal the separate account in accordance with the Rule-5.
6. M/s. Yashvastu Developers firm being Promoter shall get the account audited within 6 months the end of the every financially year by a practising Chartered Accountant shall produce statement of account duly certified and signed by such practicing Chartered Accountant and it shall be verified during the audit that the amounts collected for particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of the project.
7. That M/s. Yashvastu Developers being Promoter Firm on time will apply and will take all the pending approval from the concern authorities.

H. Jain



8. That M/s. Yashvastu Developers will inform the authority regarding all the changes that have occurred in the information furnished U/sub. S. 2 of section 4 of the Act and U/R.3 within 7 days of the said changes occurred.
9. That the Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
10. That the Promoter will not discriminate against any allottee at the time of allotment of any unsold Apartment in the Building/Wing A & B.



Deponent / Affiant

H Jain

JAYESH RAMESH JAIN

Partner of

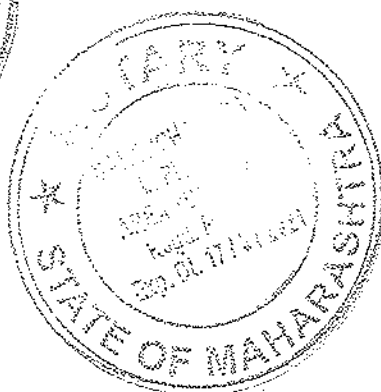
M/S YASH ASSOCIATES

VERIFICATION

NOTED AND REGISTERED
AT SERIAL NUMBER

26 JUL 2017

I, M/S. YASHVASTU DEVELOPERS, through its duly authorized designated partners MR. JAYESH RAMESH JAIN, Adult, Occupation: Agriculturist and Business being the Promoter do hereby state the contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me as per best of my knowledge and information and hence, I have signed and verified at Pune on this 26th day of July 2017.



M/S. YASHVASTU DEVELOPERS

Through its Partner

H Jain

JAYESH R. JAIN

ADV. S. 10

BEFORE ME
NOTED AND REGISTERED
AT SERIAL NUMBER

26 JUL 2017

IDENTIFIED BY
[Signature]
ADVOCATE

NOTED AND REGISTERED
AT SERIAL NUMBER

