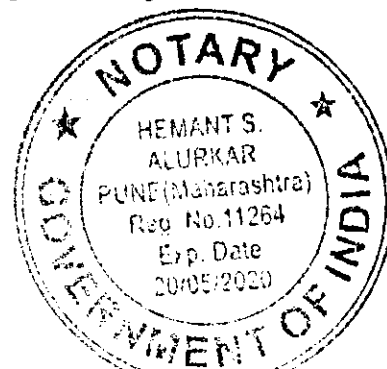
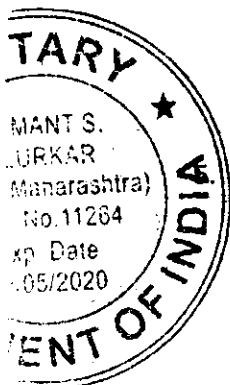




I, Mr.NitinMadhukar Rathi,the designated partner of NG Rathi Properties LLP, the Promoter of the proposed project duly authorised by our partnership firm do hereby solemnly declare undertake and state as under:-

1. That, Mr. Girish Madhukar Rathi has legal title to the Project Land on which the development of the proposed Palm Nest project is to be carried out and a search and title report of such land along with an authenticated copy of the agreement between such owner and Promoter i.e. NG Rathi Properties LLP for development of the real estate project is enclosed herewith.
2. I say that, by a development agreement coupled with power of attorney both dated 07/02/2017 the land owner Mr. Girish Madhukar Rathientrusted the development rights of the land admeasuring 01H.92Are out of Gat No. 927, of Village Wagholi, Taluka Haveli, District Pune, to our limited liability partnership firm namely NG Rathi Properties LLP, and those documents are registered in the office of Sub Registrar Haveli No. XXVII at Sr. No. 337/2017 & 338/2017 respectively.
3. I further say that, by virtue of said development agreement and power of attorney we have prepared one layout and building plans for carrying out a housing scheme/project on the Project Land.
4. I say that, one Mrs.Bhama @ NaliniChandrakantGhule and Mrs.Leelabai @ SunitaVasantAatkire filed one Spl. Civil Suit bearing No. 602/2015 in the court of Hon'ble Civil Judge Senior Division, Pune against her brothers namely Mr.Marutrao, Mr.Laxman, Mr.Rambhau and Mr. Bharat TukaramKunjir, and against all the legal heirs of late TukaramSavaleramKunjir and KondibaMarutiAavhale for partition, declaration and injunction in respect of the lands situated at village Theur, Avhalwadi and Wagholi of district Pune.

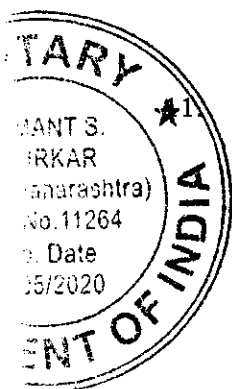
I further say that the 'Project Land' of the said Palm Nest Project is the subject matter of said suit and therefore the plaintiffs of



the said civil suit have joined all the purchasers of those suit properties described therein more particularly as necessary party therein including the owner of Project Land Mr. Girish Madhukar Rathias defendant thereto.

6. I further say that, at present the said civil suit is pending before the C.J.S.D. Pune at Pune for adjudication and till today the Hon'ble Court has not passed any kind of interim or ad-interim order or orders against Mr. Girish Madhukar Rathi or against us preventing thereby from dealing, developing the Project Land out of the land bearing Gat No. 927 of village Wagholi, Taluka Haveli, District Pune. I further say that, except the said Special Civil Suit No. 602/2015 pending in the court of CJSD Pune at Pune title of the said owner in respect of the Project Land is free from all kind of encumbrances, and charges.
7. I say that, we shall complete the 'Phase II of said 'PALM NEST' Project i.e. the construction of A, B and F buildings on or before 31st December 2020.
8. That seventy per cent of the amounts to be realised hereinafter by us for the real estate project from the allottees/purchasers, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose
9. That the amount from the separate account shall be withdrawn in accordance with Rule 5.
10. That I 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 the 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.

That I shall take all the pending approvals on time from the competent authorities.



12. That, I 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.
13. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
14. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.



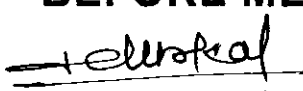
(Mr. Nitin Madhukar Rathi)
Authorized and Designated
Partner of NG Rathi
Properties LLP
Deponent

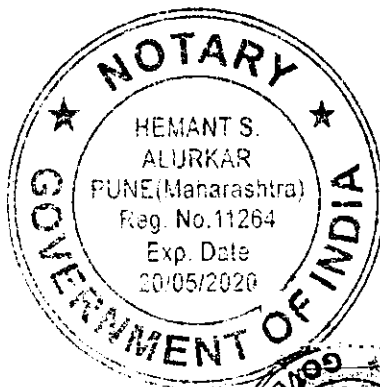
Verification

That 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 Pune on this 28th day of February 2018.



BEFORE ME

HEMANT S. ALURKAR
NOTARY GOVT. OF INDIA



(Mr. Nitin Madhukar Rathi)
Authorized and Designated
Partner of M/s. NG Rathi
Properties LLP.
Deponent

NOTED AND REGISTERED AT
SERIAL NUMBER.....137.....

DT 28/02/2018

