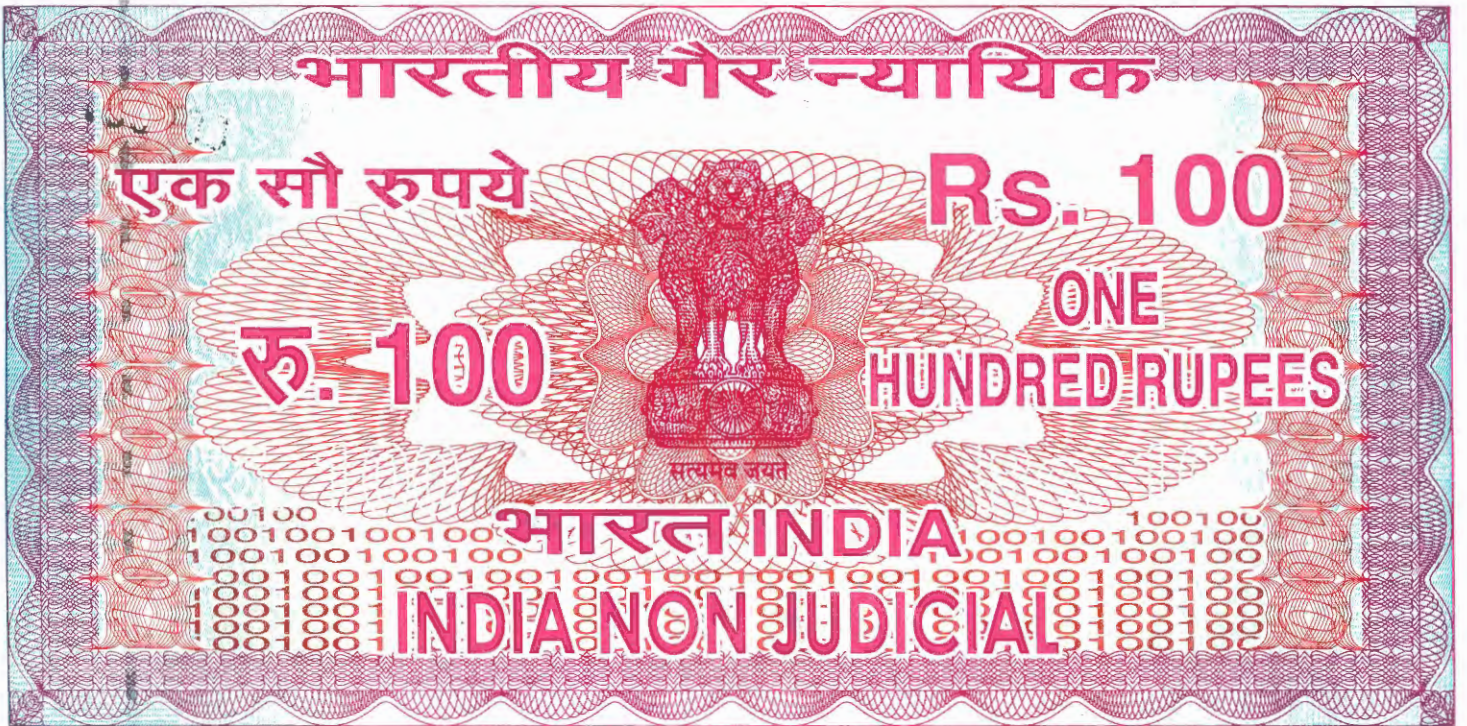
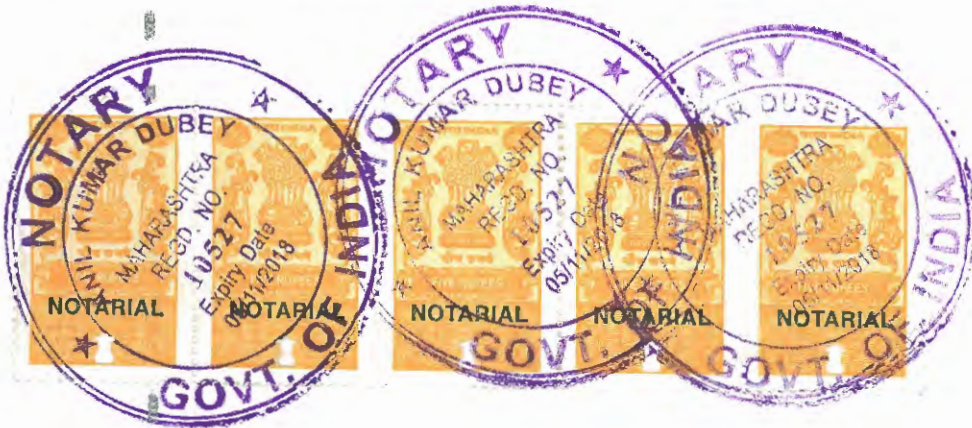




महाराष्ट्र MAHARASHTRA

2017

SE 961407



प्रधान मुद्रांक कार्यालय, मुंबई
प. मु. वि. क्र. ८००००१६
21 JUL 2017
सक्षम अधिकारी

श्री. हेमंत सायंत

This Stamp paper forms an integral part of the affidavit cum declaration executed between Neumec & Reodar Builders J.V. & Ozone Homes Pvt. Ltd.

Ozone Homes Pvt. Ltd.

Neumec & Reodar Builders J V

Authorised Signatory

Authorised Signatory





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

Affidavit cum declaration of: **Ozone Homes Pvt. Ltd** promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide his authorization dated **08/03/2017**;

I, **M/s Neumec and Reodar Builders JV** Co-promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That we the promoters, have a legal title report to the land on which the development of the project is proposed

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith

2. **Ozone Homes Pvt. Ltd.** has been sanctioned loan of Rs. 79,00,00,000/- (Rs. Seventy Nine Crores Crores) from Indiabulls Asset Management Company Limited (in its capacity as investment manager for Indiabulls High Yield Fund) having registered address at 11th Floor, Indiabulls Finance Centre Tower-1 Senapati Bapat Marg, Elphinston West, Mumbai - 400013 & Indiabulls Alternate Investment Limited, (in its capacity as investment manager for Indiabulls India Opportunities Fund) having registered office at 11th Floor, Indiabulls Finance Centre Tower-1 Senapati Bapat Marg, Elphinston West, Mumbai - 400013 Registered Equitable Mortgage on their share of the saleable component and development area arising out of Property on leasehold land bearing plot no. 41 and Cadastral Survey No. 1007 admeasuring 3991.53 square meters or thereabouts of Dadar - Naigaum Division, situated at Katrak Road in Greater Bombay within the Registration District and sub district of Bombay and Bombay Suburban (of Sewree-Wadala[South] Scheme) Wadala, Mumbai - 400031 and All that piece and parcel of leasehold land bearing Plot No. 40-A (South) of the Sewree Wadala Estate of the leasehold land bearing Plot No. 40-A (South) of the Sewree Wadala Estate of the Municipal Corporation of Greater Mumbai and Cadastral Survey No. 1008 (Part) admeasuring 457 squaremeters of Dadar-Naigaum Division, situated at Katrak Road, Wadala, Mumbai 400031

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; **31st Dec 2022**

4. (a) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amount to be realized hereinafter by **Ozone Homes Pvt. Ltd.** the promoter for the real estate project who has undertaken to bear the entire cost of construction of the sale component area including the Co-promoter area 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 realized hereinafter by **Ozone Homes Pvt. Ltd.** 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 estimation and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimation cost of completion of the project

That the amounts from the separate account shall be withdrawn in accordance with Rule 5

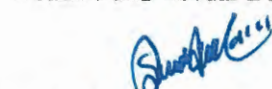
6. That the promoter shall get the account audited within six month after the end of every financial year by a practicing chartered accountant, and it shall be product statement of account duly certified and signed by such practicing chartered accountant, and it shall be produce a statement of accounts 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 the 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 have 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.

Ozone Homes Pvt. Ltd


Authorized Signatory

PROMOTER

Neumec and Reodar Builders JV


Authorized Signatory

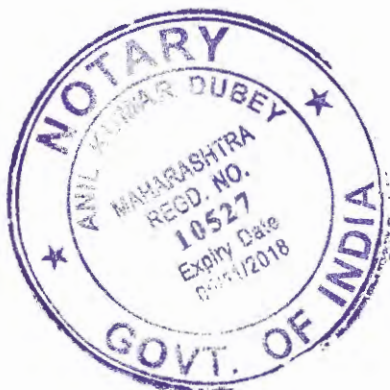
CO-PROMOTER

Deponent

Verification

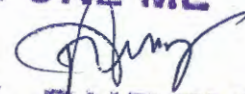
The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **Mumbai** on this 29th day of July 2017



Deponent

BEFORE ME


A. K. DUBEY
B.A., LL.B
NOTARY
Maharashtra
Govt. of India

29 JUL 2017