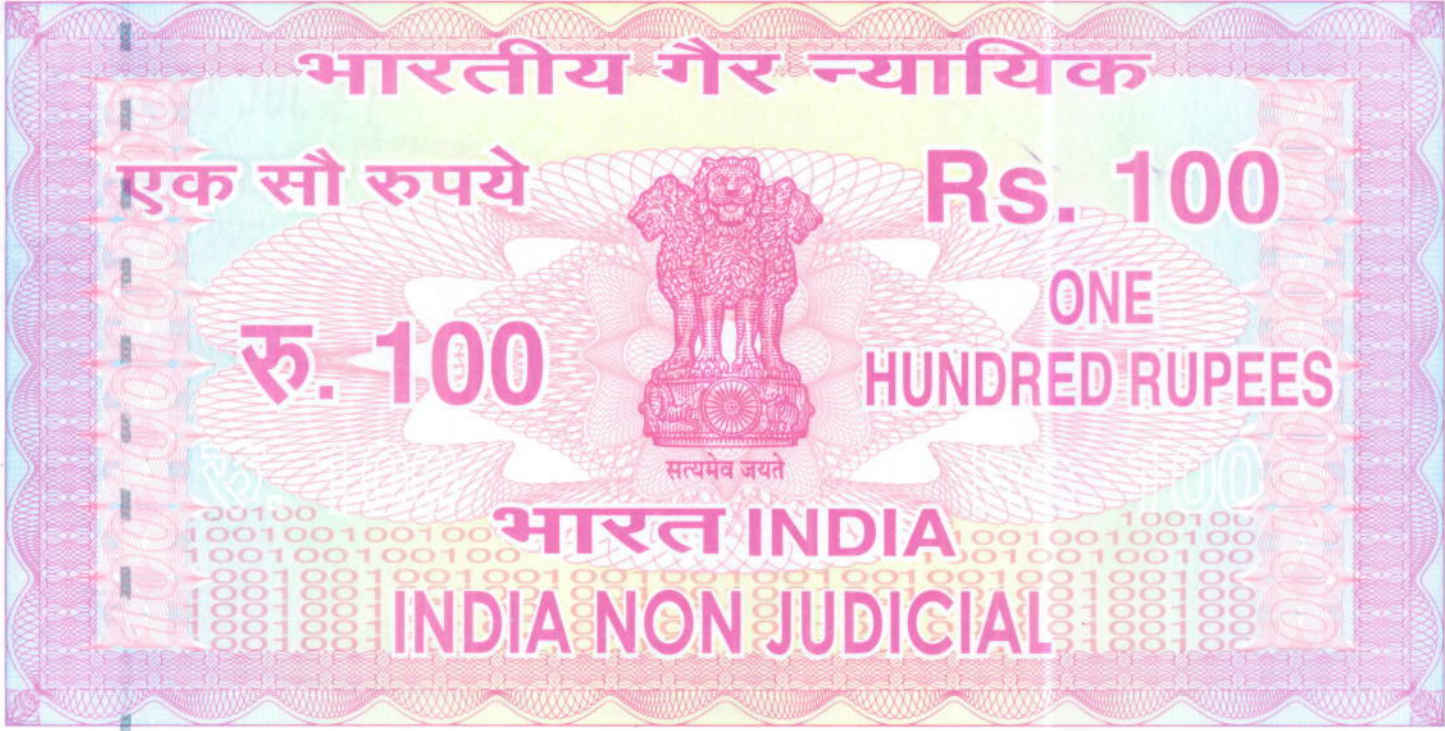
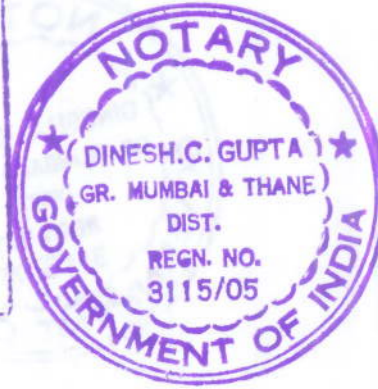




महाराष्ट्र MAHARASHTRA

2017

SD 139463



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 Mr. Jagdish Bhagwandas Ahuja, Director of M/s. Adarsh Industrial Pvt. Ltd., duly authorized by the promoter of the on going project, vide its authorization dated 10/07/2017

X

जोड़पत्र-२/ Annexure-II

GOVERNMENT OF INDIA  
GR. MUMBAI & THANE  
DIST.  
REGN. NO.  
3115/05

१. मुद्रांक विभाग की स्थापना कब हुई?
२. भारत का प्रथम मुद्रांक विभाग कहाँ था?
३. भारत की प्रथम मुद्रांक मशीन कौन बना?
४. मुद्रांक विभाग की स्थापना कब हुई?
५. भारत का प्रथम मुद्रांक विभाग कहाँ था?

Adarsh Industrial Estate  
Pvt Ltd.

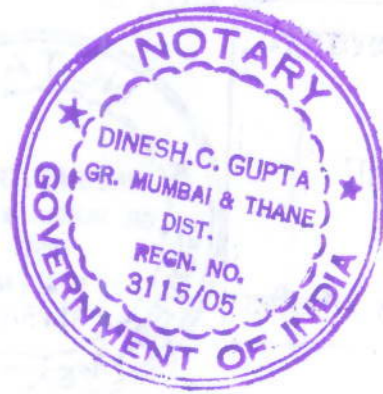
1001 = 555

6. 3. 19

१. परमाणु का  
मुद्रांक निम्नी है

जय भारतामहात्म्ये मुद्राक शिरो विलीनं त्वात्तं. मन्त्रभाषायां मुद्राक शिरो कल्याणमुद न विना  
वैराग्ये चित्तकारकं ज्ञानं.

15 JUL 2017







I, Jagdish Ahuja, duly authorized by the promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is on going

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. That the project is having following encumbrances and litigations;

A. Details of Mortgage and Charge –

The said Project is free from all encumbrances and charges save and except;

- 1) Mortgaged to IDBI Trusteeship Services Ltd. vide Indenture of Mortgage dated 09.02.2017 registered at Sub Registrar of Assurances at Borivali - 6 for Term Loan availed by Adarsh Industrial Estate Pvt. Ltd. (Borrower) from Yes Bank Ltd.
- 2) Total Carpet area of 60,572 sq. ft. has been encumbered to private investors from whom amount of Rs.63.34 crores has been received.

B. Details of Litigations -

| Project Name               | Court Name                                                   | Type of case | Petition Name | Case Number                                                       | Year | Whether any Preventive Injunction/ Interim Order is Passed? Yes/No | Present Status |
|----------------------------|--------------------------------------------------------------|--------------|---------------|-------------------------------------------------------------------|------|--------------------------------------------------------------------|----------------|
| LINK PARK Kanch pada Malad | Bombay City civil court at Bombay Borivli division, Dindoshi | Civil        | Civil Suit    | Suit no. 871 of 2016 along with Notice of Motion No. 2560 of 2016 | 2016 | No                                                                 | pending        |
|                            | High Court of Bombay, C.A.J                                  | Civil        | Writ Petition | Writ Petition No. 10730                                           | 2016 | No                                                                 | Pre-admission  |

3. That the time period within which the project shall be completed by 19/10/2025;

4. For ongoing project on the date of commencement of the Act

- (i) That seventy per cent of the amounts to be realised hereinafter by 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.

OR



(ii) That entire of the amounts to be realised hereinafter by me/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 estimated receivable of the project is less than the estimated cost of completion of the project.

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

6. That the 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of 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 has 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.

For Adarsh Industrial Estate Pvt. Ltd.

Director/Authorised Signatory

(JAGDISH AHUJA)

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 29<sup>th</sup> day of July 2017

For Adarsh Industrial Estate Pvt. Ltd.

Director/Authorised Signatory

(JAGDISH AHUJA)

Deponent

**BEFORE ME**  
*D. Gupta*  
**DINESH C. GUPTA**  
NOTARY GOVT. OF INDIA  
GR. MUMBAI & THANE DIST

29 JUL 2017

