

GRN	MH009696469201819E	BARCODE			Date	21/12/2018-15:05:31	Form ID	25.1
Department	Inspector General Of Registration				Payer Details			
Non-Judicial Customer-Direct Payment		TAX ID (if Any)						
Type of Payment Sale of Non Judicial Stamps SoS Mumbai only		PAN No.(if Applicable)		AAHCB5831G				
Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2		Full Name		BIRLA ESTATES PRIVATE LIMITED				
Location MUMBAI								
Year 2018-2019 One Time		Flat/Block No.		C.T.S NO.1653 1550/B 1550/D 17 18 218				
Account Head Details		Premises/Building						
0030045501	Sale of NonJudicial Stamp	Amount In Rs.		200.00				
		Road/Street		85220 Sq.M				
		Area/Locality		SHAHAD-THANE				
		Town/City/District						
		PIN		4 2 1 1 0 3				
		Remarks (if Any)		PAN2~~PN=X-CA=				
Total		Amount In		Two Hundred Rupees Only				
		Words						
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
		Cheque-DD Details						
Cheque/DD No.		Bank CIN	Ref. No.	00040572018122139906		CK10721408		
Name of Bank		Bank Date	RBI Date	21/12/2018-15:06:19		Not Verified with RBI		
Name of Branch		Bank-Branch	STATE BANK OF INDIA					
		Scroll No. , Date	Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9819599282
 सदर चरल कल दुरलत तलरलतलत नलदणी करलदलतल दलरलतलरी ललतु आरु. नलदणी न करलदलतल दलरलतलरी सलदर वलतल ललतु
 गलरु.

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. K.T. Jithendran**, Director of **BIRLA ESTATES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 2013 having its registered office at Birla Aurora, Level 8, Dr. Annie Besant Road, Worli, Mumbai- 400030 hereinafter referred to as "the Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) do hereby solemnly declare, undertake and state as under:

1. The Promoter i.e. **CENTURY TEXTILES & INDUSTRIES LIMITED** (through its division Century Estates) has a legal title report to the land on which the development of the project is proposed (hereinafter referred to as "the said Property").
AND
a legally valid authentication of title of such land along with an authenticated copy of the Sale Deeds with the promoter for ownership of the project land is enclosed herewith.
2. The project land is free from all encumbrances, save and except the encumbrances mentioned in **Annexure A** hereto.
3. The Promoter undertake to complete the Project by 30th June, 2024.
4. That seventy percent of the amounts to be realised hereinafter by the 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 of the Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017.



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 utilized 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 have / 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.


Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mumbai on this 31st day of December, 2018.


Deponent

Annexure A

List of Encumbrances

Century Textiles & Industries Limited has mortgaged a portion of the land bearing Survey No. 16 admeasuring 1 Acre 02 Gunthas in favour of the below mentioned banks for securing the due repayment of the facilities that were granted by the respective banks as more particularly stated therein:

- (a) Indenture of Mortgage dated 22 June 2015 entered between Century Textiles & Industries Limited of the one Part, ICICI Bank Ltd., of the second part, HDFC Bank Ltd., of the third Part, Indusind Bank Ltd., of the fourth Part and State Bank of India of the fifth Part and registered with the Office of the Sub-Registrar of Assurances at Mumbai City under Serial No. BBE/2-6113 of 2015;
- (b) Deed of Mortgage dated 23 September 2015 entered between Century Textiles & Industries Limited of the one Part, Export Import Bank of India of the second part, The South Indian Bank Limited of the third part, Aditya Birla Finance Limited of the fourth part, Axis Bank Limited of the fifth part and State Bank of Travancore of the sixth part and registered with the Office of the Sub-Registrar of Assurances at Mumbai City under Serial No. BBE/2-9086 of 2015;
- (c) Deed of Mortgage dated 24 March 2014 entered between Century Textiles & Industries Limited of the one Part, State Bank of India of the second part, Bank of Baroda of the third part, State Bank of Hyderabad of the fourth part and State Bank of Mysore of the fifth part and registered with the Office of the Sub-Registrar of Assurances at Mumbai City under Serial No. BBE/2-2398 of 2014;
- (d) Deed of Mortgage dated 31 May 2013 entered between Century Textiles & Industries Limited of the one Part, State Bank of India of the second part and State Bank of Travancore of the third part and registered with the Office of the Sub-Registrar of Assurances at Mumbai City under Serial No. BBE/2-3491 of 2013;
- (e) Deed of Mortgage dated 31 May 2016 entered between Century Textiles & Industries Limited of the one Part and State Bank of India of the second part and registered with the Office of the Sub-Registrar of Assurances at Mumbai City under Serial No. BBE/2-4587 of 2016;
- (f) Deed of Mortgage dated 16 February 2017 entered between Century Textiles & Industries Limited of the one Part and HDFC Bank Limited and registered with the Office of the Sub-Registrar of Assurances at Mumbai City under Serial No. BBE/2-2228 of 2017; and



- (g) Deed of Mortgage dated 6 December 2013 entered between Century Textiles & Industries Limited of the one Part, State Bank of India of the second part, ICICI Bank Limited of the third part, Punjab National Bank of the fourth part, Union Bank of India of the fifth part, Citi Bank N.A. of the sixth part, IDBI Bank Limited of the seventh part and HDFC Bank Limited of the eight part and registered with the Office of the Sub-Registrar of Assurances at Mumbai City under Serial No. BBE/2-8441 of 2013.

