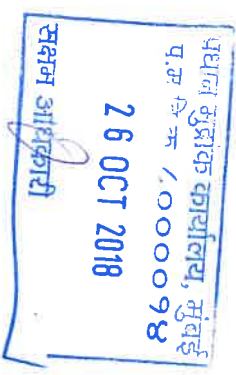




MAHARASHTRA



AM 148587



श्रीमती. पी. एस. तळकर

FORM 'B'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

We, (1) KARP ESTATE PRIVATE LIMITED (hereinafter referred to as "Karp"), a company incorporated and registered under the Companies Act, 1956, having its registered office at 1405, Prasad Chambers, Opera House, Mumbai 400 004, through its Director/Authorized Signatory Mr. Anil Virani duly authorised by resolution dated 5th April, 2018 and (2) SHREE NAMAN RESIDENCY PRIVATE LIMITED (hereinafter referred to as "Naman"), a company incorporated and registered under the Companies Act, 1956, having its registered office at 315, Parekh Market, 39, J.S.S. Road, Opera House, Mumbai 400 004, through its Director/Authorized Signatory Mr. Priyadarshi Mehta duly authorised by resolution dated 4th December, 2017, (Karp and Naman hereinafter collectively referred to as "the Promoters") do hereby solemnly state, declare and confirm as under:

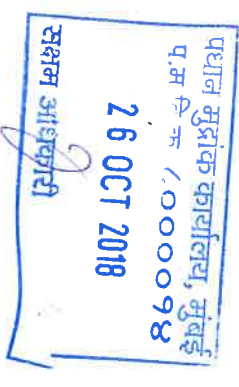
✓ AB < 29/12/18



महाराष्ट्र MAHARASHTRA

2018

AM 148586



श्रीमती. पी. एस. तळकर

1.

Karp and Naman are co-developing all that piece and parcel of leasehold land admeasuring 3091 square yards (equivalent to 2584.38 square meters) or thereabouts bearing Plot No. 95 of World Estate of the Municipal Corporation of Greater Mumbai forming part of New Survey No. 3312 and C.S. No. 832 of Worli Division situate, lying and being at Maulana Azad Road, Mumbai bearing Municipal Ward No. G-181(1) and Street No. 84 ("Project Land").

✓
SOS & Partners



The probate Real Estate Authority



दस्तावा प्रकार	
इस नोदणी करणार आहेत का ?	
गिळखणीचे योजने -	
मुद्रांक विकस मेषाच्याचे नाव	
इसच्या पक्षकच्याचे नाव	
हस्ते असल्यास त्याचे नाव व पक्ष	
मुद्रांक शुल्क रक्कम	
मुद्रांक लिखी कोण कोणी वस्तु, कर्जांक/दिनांक	
मुद्रांक विकस मेषाची सही	
मुद्रांक शिष्टेच्याची सही	
परवाना क्रमांक : ६०००७७५	
मुद्रांक विकस मेषाच्याचे नाव	
दिनांक	
गणनालय - ४०००४२	
ज्या पारणारणी ज्यांनी मुद्रांक घरेदी योजनेच्या अंतर्गत यापुढे वापरणे न करता	
मुद्रांक घरेदी करणारणी ज्यांनी मुद्रांक घरेदी योजनेच्या अंतर्गत यापुढे वापरणे न करता	

2. Karp is entitled to the leasehold rights in the Project Land together with FSI rights to the extent of 1718 square meters and Naman has development rights to the extent of 1718 square meters FSI on the Project Land and on which the development of proposed project is to be carried out and a legally valid authentication of title by Title Certificate dated 28th November, 2018 issued by Messrs Kanga & Co., Advocates & Solicitors of the Project Land along with authenticated copies of
- (i) Deed of Assignment dated 10th July, 2008 and registered in the office of the Joint Sub-registrar of Assurances at Mumbai City under Sr. No. BBE1/6049/2008 and executed between Dr. Maki Rusi Eduji (therein referred to as "First Assignor") and Mr. Cawas Pherojsha Dubash (therein referred to as "Second Assignor") and Karp (therein referred to as "Assignees"); (ii) Deed of Transfer dated 17th July, 2008 registered in the office of the Joint Sub-registrar of Assurance at Mumbai City under Sr. No. BBE 2/4422/2008 and executed between Dr. Maki Rusi Eduji (therein referred to as "First Vendor") and Mr. Cawas Pherojsha Dubash (therein referred to as "Second Vendor") and Naman (therein referred to as "Purchasers"); (iii) Agreement dated 31st May, 2016 executed between Karp and Naman and registered in the office of the Joint Sub-registrar of Assurance at Mumbai City under Sr. No. BBE 1/7135/2016, are enclosed herewith.

3. The following litigation and encumbrances are subsisting on the Project Land:

- (i) Writ Petition No. 1502 of 2015 filed by Karp and Another against the Municipal Corporation of Greater Mumbai and Others before the Hon'ble Bombay High Court;
- (ii) Deed of Hypothecation dated 13th May, 2015 executed with Indiabulls Housing Finance Limited;
- (iii) Deed of Mortgage dated 13th May, 2015 executed with Indiabulls Housing Finance Limited and registered before the Sub-Registrar of Assurances, Mumbai under Serial No. BBE1/5570/2015;
- (iv) Deed of Hypothecation dated 2nd July, 2015 executed with Indiabulls Housing Finance Limited;
- (v) Deed of Mortgage dated 9th July, 2015 executed with Indiabulls Housing Finance Limited and registered before the Sub-Registrar of Assurances, Mumbai under Serial No. BBE4/2240/2015;
- (vi) Deed of Mortgage dated 9th July, 2015 executed with Indiabulls Housing Finance Limited and registered before the Sub-Registrar of Assurances, Mumbai under Serial No. BBE4/2241/2015;

- (vii) Deed of Hypothecation dated 30th June, 2016 executed with Indiabulls Housing Finance Limited;
- (viii) Deed of Supplemental Mortgage dated 4th October, 2017 executed with Indiabulls Housing Finance Limited and registered before the Sub-Registrar of Assurances, Mumbai under Serial No. BBE3/6879/2017;
- (ix) Deed of Supplemental Mortgage dated 4th October, 2017 executed with Indiabulls Housing Finance Limited and registered before the Sub-Registrar of Assurances, Mumbai under Serial No. BBE3/6880/2017; and
- (x) Deed of Confirmation dated 20th December, 2017 executed with IDBI Trusteeship Services Limited of the other part and registered under Sr. No. BBE/4/10347/2017, read with the Debenture Trust Deed dated 16th February, 2016.

4. That the time period within which the proposed project shall be completed by Promoters, shall be on or before, 31st August 2026 subject to Force Majeure events as listed in The Real Estate (Regulation and Development) Act, 2016 ("Act").
5. That 70 % (seventy per cent) of the amounts realised hereinafter by Promoters for the proposed 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.
6. 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 Interests and Disclosures on Website) Rules, 2017 ("Rules") framed by the Government of Maharashtra under the Act.
7. That the Promoters shall get its 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 the proposed project have been utilised for that proposed project and the withdrawal has been in compliance with the proportion to the percentage of completion of the proposed project.
8. That the Promoters shall take all the pending approvals on time, from the competent authorities.

✓
As per 20/11/17

9. That the Promoters shall inform the Maharashtra Real Estate Regulatory Authority established by the Government of Maharashtra under sub-section (1) of Section 20 of the Act regarding all changes that have occurred in the information furnished under sub-section (2) of Section 4 of the Act and under Rule 3 of the Rules, within seven days of the said changes occurring.
10. That the Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the Promoters shall not discriminate against any allottee/s at the time of allotment of any flat or apartment, as the case may be, on any grounds.

FOR KARP ESTATE PRIVATE LIMITED

AS & *Shree Naman*

Authorised Representative
Deponent

FOR SHREE NAMAN RESIDENCY PRIVATE LIMITED

Authorised Representative

Deponent



ATTESTED BY ME

S. P. DUBEY

S. P. DUBEY
B.A.L.L.B.
NOTARY GR. MUMBAI
(GOVT. OF INDIA)

29 NOV 2018

VERIFICATION - KARP ESTATE PRIVATE LIMITED

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 Mumbai on this 28th day of November, 2018.

For KARP ESTATE PRIVATE LIMITED



Authorised Representative
Deponent

VERIFICATION – SHREE NAMAN RESIDENCY PRIVATE LIMITED

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 Mumbai on this 28th day of November, 2018.

For SHREE NAMAN RESIDENCY PRIVATE LIMITED



Authorised Representative
Deponent