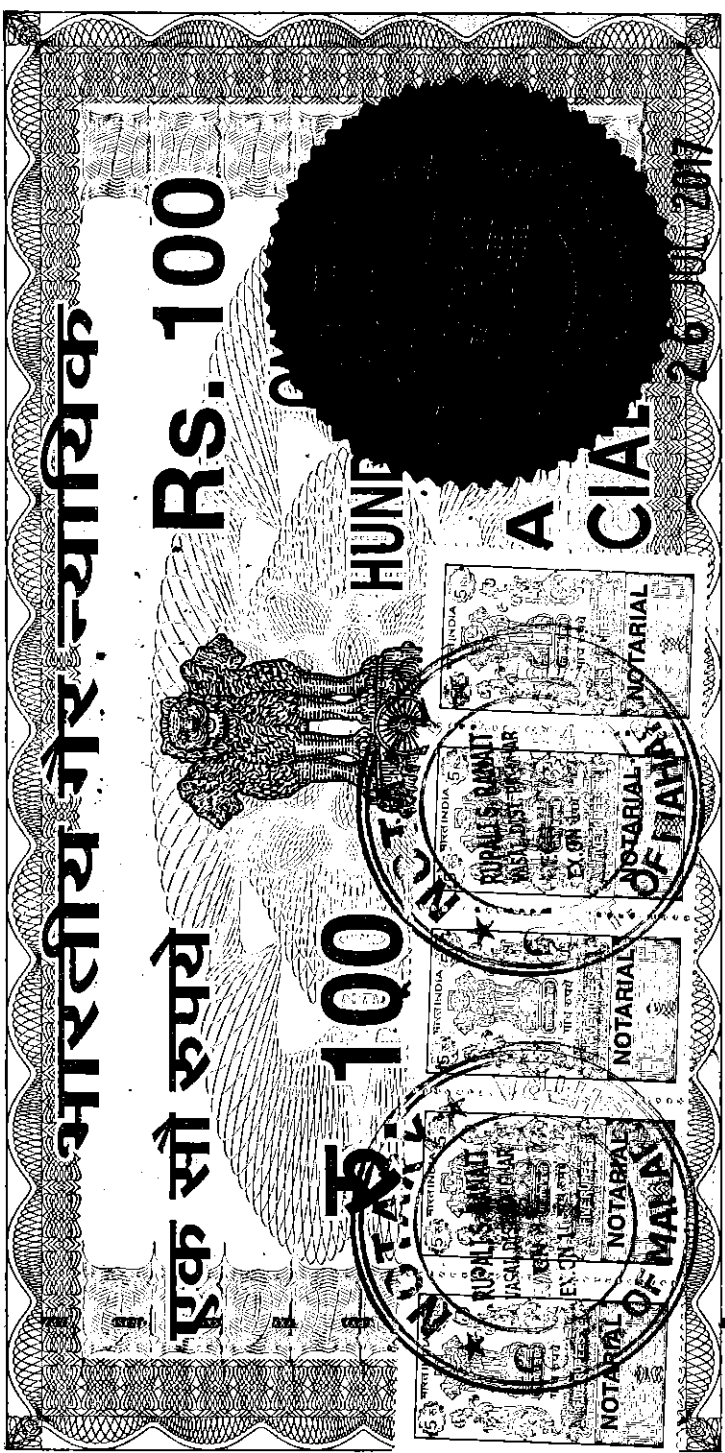


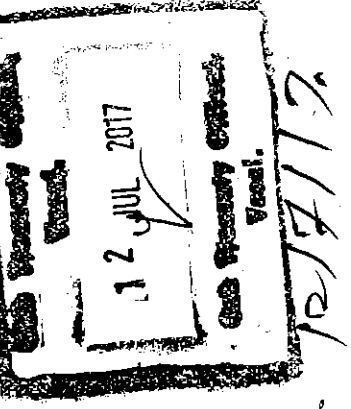
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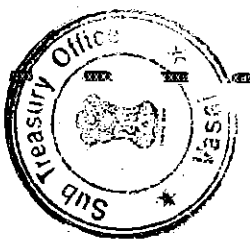


NOTARY REGISTER

26 JUL 2017

Sr. No.: 66

Dated: 29/07/2017



DECLARATION, SUPPORTED BY AN AFFIDAVIT,
WHICH SHALL BE SIGNED BY THE PROMOTER OR
ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

M/s Viva Winner Venture Relators LLP, through its authorised signatory. Mr. Aniket Mhatre of the proposed project duly authorized by the promoter of the proposed project, vide their authorization dated 26/7/2017

26 JUL 2017

जोडपत्र-१/Annexure I

फक्त प्रतिज्ञापनासाठी प्रतिज्ञापत्रात नमुद प्रमाणे

प्रतिज्ञापत्र कोणाकडे सादर करतावाहे डॉ. टी. जयशंकरराव कौसी

प्रतिज्ञापत्रासाठीचे करण. श्री. टी. जयशंकरराव कौसी

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता Shreed Pooar

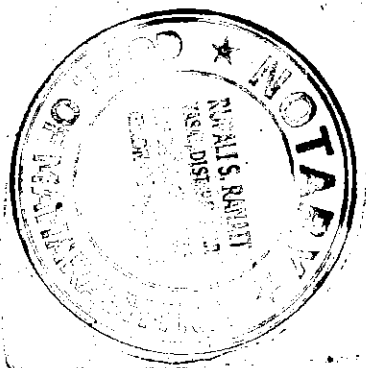
मुद्रांक विक्री अ. क्र. १५२३

मुद्रांक विकत घेणाऱ्याची सही : Dr

वरवाना धारक मुद्रांक विक्रेत्याची सही :

सी. देवदानी यां. लाडेल, परवाना क्र. १२०१००८

26 JUL 2017



M/s Viva Winner Venture Relators LLP, through its authorised signatory Mr. Aniket Rohidas Mhatre of the proposed project, duly authorized by the promoter of the proposed project, vide their authorization dated 26/07/2017.

I, M/s Viva Winner Venture Relators LLP thro' Mr. Aniket Rohidas Mhatre authorised signatory of the proposed project / duly authorized by the promoter of the proposed project "VIVA CITY A-11" do hereby solemnly declare, undertake and state as under:

1. The Promoter has a legal title Report to the land on which the development of the proposed project is to be carried out. 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. The said project is Mortgage with union bank of India.
3. That the Promoter undertakes to complete the Project on or before 30th June 2023.
4. That seventy per cent of the amounts to be realised hereinafter by authorised signatory 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.
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 I /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.




Deponent
Aniket Mhatre
M/s Viva Winner Venture Relators LLP

NOTARY REGISTER

Sr. No.: 60

Dated: 29/07/2017

Verification

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

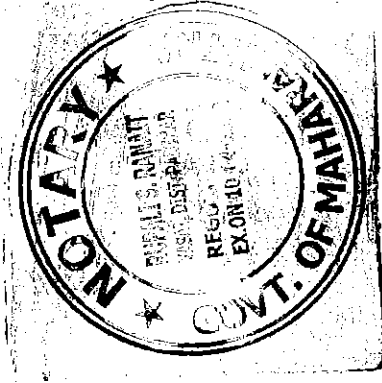
Verified by me Vivek at on this 29th day of July 2017.

[Signature]

Deponent

Aniket Mhatre

M/s Viva Winner Venture Relators LLP



BEFORE ME

[Signature] 29/07/2017

RUPALI SUNIL RANAIT
ADVOCATE & NOTARY
GOVT. OF MAHARASHTRA