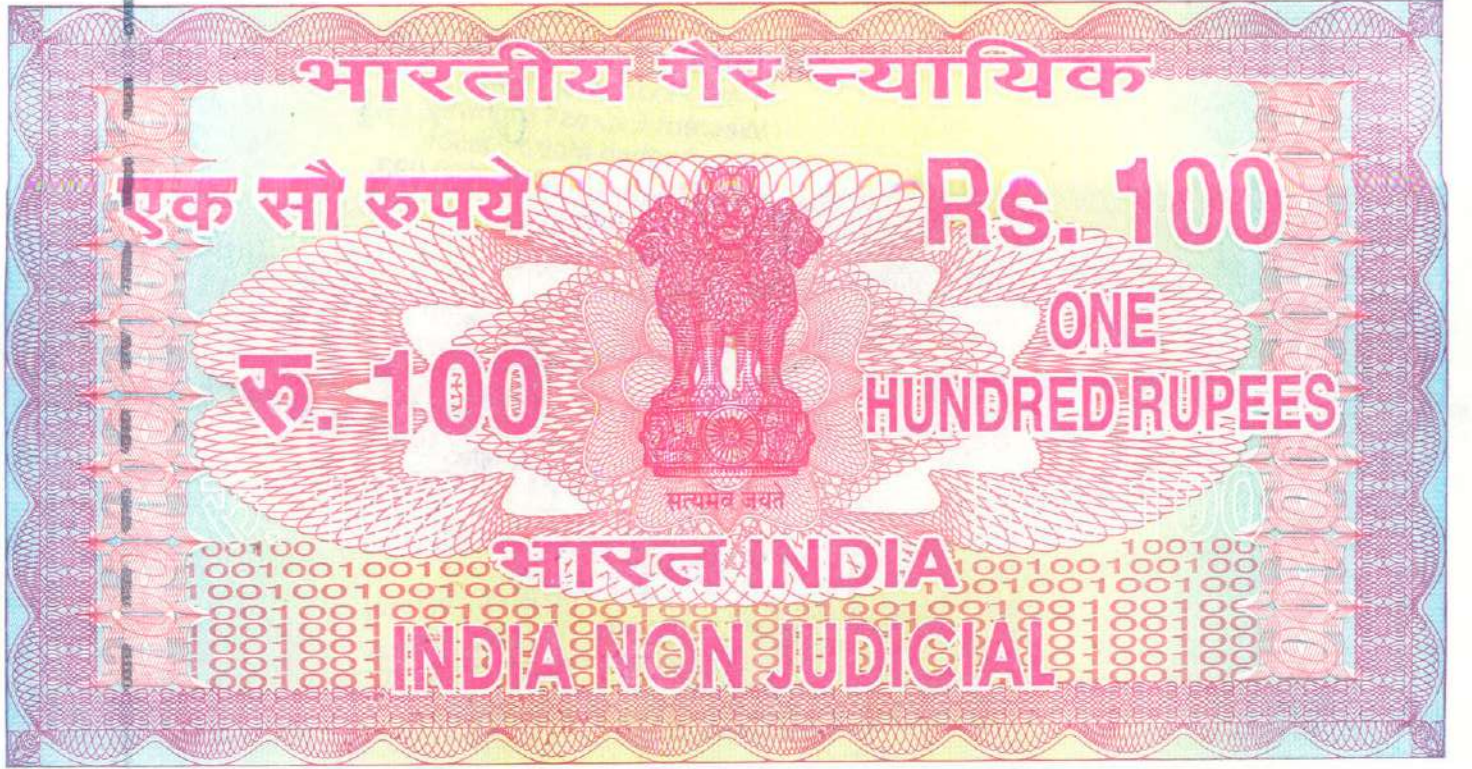




महाराष्ट्र MAHARASHTRA

2020

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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र ८००००९५
15 SEP 2020
सक्षम अधिकारी

श्री. सी. टी. आंबेकर

FORM 'B'

AFFIDAVIT CUM DECLARATION

I, Vikash Khetan duly authorized by JP Infra (Mumbai) Private Limited (the "**Promoter herein**") of the Real Estate Project named "**JP ROAD PROJECT**" vide its Board Resolution dated 03/11/2017 and having its address at 4th Floor, Viraj Tower, Western Express Highway, Nr. WEH Metro Station, Andheri (East), Mumbai - 400 093 do hereby solemnly declare, undertake and state as under:



1. That the Promoter has a legal title Report to the land on which the development of the real estate project is proposed and a legally valid authentication of title of such lands is enclosed herewith.
2. (a) The rights of entire real estate project have been mortgaged in favour of:

Sr. No.	Mortgagee	Type of Deed	Date	Document No.
1	JM Financials Credit Solutions Limited	Indenture of Mortgage	23.08.2018	Joint Sub-Registrar of Assurances, Andheri No. 2 and bearing Sr. No. BDR4-7576-2017 dated 23 rd August, 2017
2	JM Financials Credit Solutions Limited	Indenture of Mortgage	27.03.2018	Joint Sub-Registrar of Assurances, Andheri No. 2 and bearing Sr. No. BDR18-3212-2018 dated 28 th March, 2018
3	JM Financials Credit Solutions Limited	Indenture of Mortgage	08.08.2018	Joint Sub-Registrar of Assurances, Andheri No. 2 and bearing Sr. No. BDR4-8117-2018 dated 8 th August, 2018

(b) There are no litigations pending in respect of the said Land or any part thereof which affect the title of the real estate project.

3. That the time period within which the real estate project shall be completed by the Promoter from the date of registration of the real estate project is 31st December, 2025.
4. That seventy percent of the amounts to be realized by the Promoter for the Real Estate Project from the Allottee/s, 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 account duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit



that the amounts collected for the real estate project have been utilized for the real estate project and the withdrawal shall be in compliance with the proportion to the percentage of completion of the real estate 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.

VERIFICATION



[Signature]
Deponent

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 25th day of September, 2020.



[Signature]
Deponent