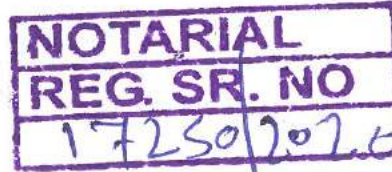




महाराष्ट्र MAHARASHTRA

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AY 640708



श्री. दि. क. गवई

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Rajesh Gaonkar, duly authorized by the promoter of the proposed project, M/s Oberoi Realty Limited ("Promoter"), vide its authorisation dated 10 July 2017.

I, Mr. Rajesh Gaonkar, on behalf of the Promoter and duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title report to the land bearing C.T.S. No. 95/4/B/4 (pt) of Village Dindoshi Goregaon (East), situated in the Registration Sub-District and District of Mumbai City and Mumbai Suburban ("Real Estate Project Land"), on which, the development of the Real Estate Project is proposed and a legally valid authentication of such title is enclosed herewith as **Annexure 1**.
2. That the Real Estate Project land is free from all encumbrances.
3. That the time period within which the Real Estate Project shall be completed by the Promoter is by 31st December 2026.

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जाडपत्र-९ Annexure 9

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

Annexure - I
 Affidavit
 100, 300, 500, International Business Park,
 South Garden City, Off Western Exp. Highway,
 Goregaon (E), Mumbai - 400 063, India.

Goregaon (E); Mumbai

प्रजांक ~~NOV 2020~~ दिनांक

परवानाधारक कुशंक विक्रित्याची सही

इ.प्र. विधि शिक्षण/पता: अंधेरी कोर्ट बार एसोसिएशन

राष्ट्रकीय स्वतंत्रता दिवस/ज्याजायवतलंकार प्रतिस्पर्धा तद्वत कटणीसाठी भूरांक

कायमगंजी आधरव्यवस्था न्याही. (सावधान आदेश दि. ०१/०४/२००४) सुधार

जन्म कारण, शिष्टी ज्ञानी मुद्रांक अरेदो केल्ल्यानी त्याच कारणासाठी मुद्रांक करही

केल्यामासुत ६ माहिज्यात वापरणे संशयान्वित आहे



4. That seventy per cent of the amounts to be realised 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.

That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents,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 ("RERA Rules").

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 Real Estate (Regulation and Development) Act, 2016 ("RERA Act") and under rule 3 of the RERA 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 RERA 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.



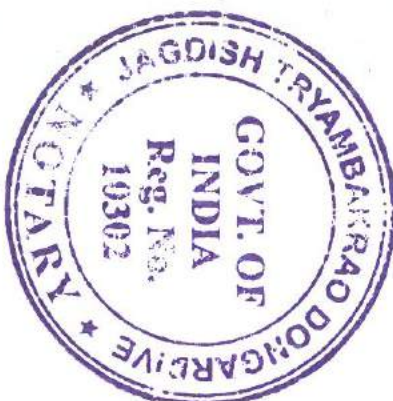
For Oberoi Realty Limited

Authorized Signatory
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 day of 15 December 2020.



BEFORE ME

Ji

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar
Zopadpatti, Akurli Road, Kandivali (East).
Mumbai - 400101.



For Oberoi Realty Limited

Authorized Signatory
Deponent

15 DEC 2020