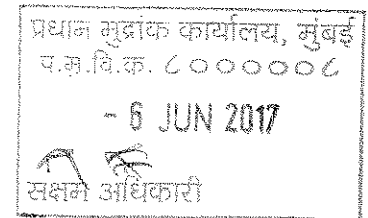
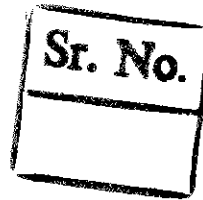
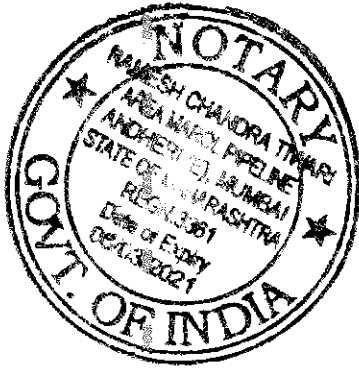




महाराष्ट्र MAHARASHTRA

SD 723772



डी. सु. का. पाटील

FORM 'B'

AFFIDAVIT CUM DECLARATION

I, RAMESHCHANDRA MANSUKHANI, Age 62 years, Occupation: Business, residing at Aadhya Building, 1st Floor, Jai Hind Co-operative Housing Society Ltd., Plot No.43, Juhu, 10th Road, Laxmikant Chowk, Vile Parle (West), Mumbai - 400 049, duly authorised by the Promoter of the proposed project vide its Board Resolution dated 12/06/2017, do hereby solemnly declare, undertake and state as under:-



1) I say that Promoter i.e. **M/S. MAN GLOBAL LIMITED**, is a company incorporated under the provisions of the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013, hereinafter referred to as the '**PROMOTERS**' has a legal title report in respect of Plot of land bearing **CTS no. F- 72 and F-730, 36th Road, Bandra (W), Mumbai 400050** aggregately admeasuring 1296 sq. meters thereabout, all being the contiguous plot of land lying, being and situate at village Bandra, Taluka Andheri and District Mumbai Suburban and in the registration District and Sub District of Mumbai and which pieces and parcels of land are hereinafter collectively referred to as the '**SAID LAND**'.



2) I say that Promoter has undertaken development upon said land comprising of single building.

3) I hereby enclose the authenticated copy of the Title Certificate dated 07/03/2015 issued by Kirit N. Damania, Advocate and Solicitors in respect of Said Land. I say that in said title report details about flow of promoter's title are specifically given.

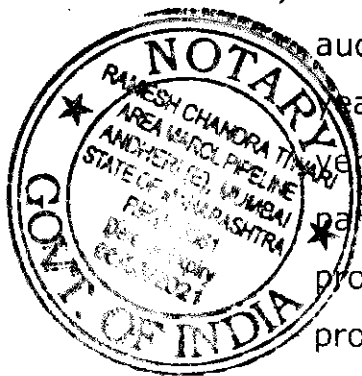
4) I say that Said Land is free from all encumbrances as well as no litigation is pending as more particularly stated in application form A.

5) I say that at present vide registered Application Form A, Promoters are registering a real estate project known as 'SHANTI SADAN' consisting of a building to be comprising of 15 floors on the plot of land bearing CTS no. F-72 and F-730, 36th Road, Bandra (W), Mumbai 400050 aggregately admeasuring 1296 sq. meters as per the latest sanctioned plan dated 16.01.2017. The Construction of said real estate project shall be completed by Promoters by 21.12.2017



6) I further declare and undertake that 70% of the amounts to be realised hereafter by Promoters in said real estate project viz. Shanti Sadan from Allottee/s from time to time shall be deposited in separate account to be maintained in schedule bank to cover cost of construction and the land cost and shall be used only for that purpose.

7) I state and declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules 2017.

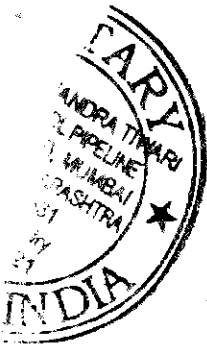


8) I say and declare that Promoters shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and it shall be verified during the audit that the amounts collected for particular real estate project have been utilised for the said project and the withdrawal has been in compliance with the proportion to the percentage of completion of the said project.

9) I say and declare that the Promoters shall take all the pending approvals, if any, on time, from the competent authorities.

10) I say and declare that the Promoters shall inform the authorities regarding all changes that shall occur in the information furnished under Section 4 (2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

11) I say and declare that the Promoters have furnished such other documents as have been prescribed by the rules and regulation made under the Act.



12) I say and declare that the Promoters shall not discriminate against any allottee/s at the time of allotment of any apartment.

VERIFICATION

I, MR. RAMESHCHANDRA MANSUKHANI, Age **62** years, Occupation: Business, residing at Aadhya Building, 1st Floor, Jai Hind Co-operative Housing Society Ltd., Plot No.43, Juhu, 10th Road, Laxmikant Chowk, Vile Parle (West), Mumbai - 400 049, the Authorized Signatory of Man Realty Limited, a promoters of the project known as 'One Park Avenue', duly authorised by the Promoters of the project do hereby solemnly declare that 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 July, 2017

Identified by me,

ADVOCATE

[Signature]
31/7/17

JANAK D SINGH

B Sc L L B
Advocate High Court, Mumbai
Moti Photo Studio,
Motilal Nagar Part I, Near Post Office
Goregaon (W) Mumbai-400 062



DEPONENT
BEFORE ME

[Signature]
31/7/17
RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appli Ekta Hsg. Soc
Nav Pada, Marol Naka, A. K. Road
Andheri (E), Mumbai-400 059

Sr. No.
11243