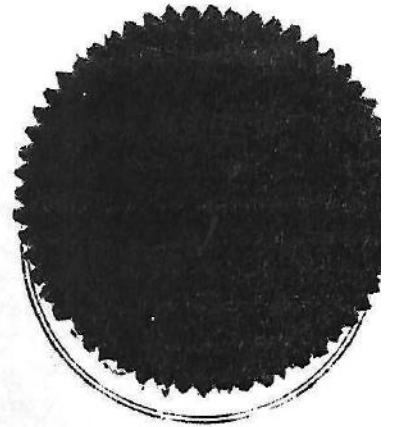
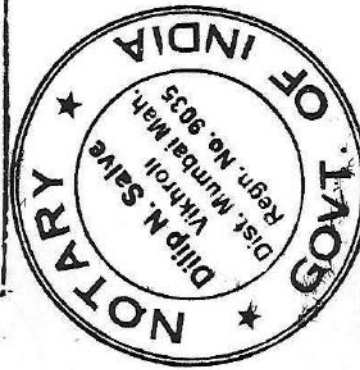
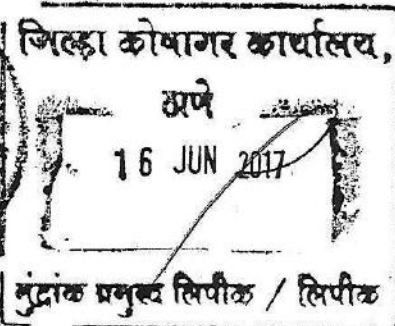




महाराष्ट्र MAHARASHTRA

2017

SF 393376



27 JUL 2017

FORM 'B'

[See Rule 3(6)]

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

AFFIDAVIT CUM DECLARATION

I, Mr. Rocky R. Khushalani, AGE 36 YEARS, occupation: - Business, residing at 1201, Kritika Tower C.H.S. Ltd., Sion Trombay Road, Near R.K.Studio Chembur, Mumbai - 400 0071, the Designated Partner of M/s. Aditya Enterprises do hereby solemnly declare, undertake and state as under:

1. I say that Maharashtra Housing and Development Authority (hereinafter referred to as "MHADA") is the owner of land: Tagore Nagar Adarsha C.H.S.LTD being Building No. 54 (hereinafter referred to as "the society") was well and sufficiently entitled to leasehold rights of all that piece or parcel of land admeasuring 854.00 m² or thereabouts,

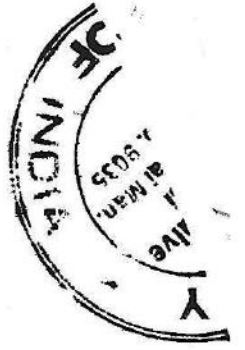
Rocky R.

१. मुद्रांक विक्री नोंदवही अमु. क्रमांक/ दिनांक	५१८८३
२. दस्तावेज प्रकार	
३. दस्त नोंदणी करणार आहेत का?	होय / नाही
४. विक्रीकरीचे थोडक्यात वर्णन	
५. मुद्रांक विक्री घेणाऱ्याचे नाव व सही	
६. हस्त अस्पष्टता त्यांचे नाव, पत्ता व सही	
७. दुसऱ्या पक्षाकराचे नाव	
८. मुद्रांक शुल्क रक्कम	१०० ✓
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता	सौ. रोहिणी आर. किरीटवार परवाना क्र. १२०१०२३
ई.६/१:१, सेक्टर-१, वाशी, नवी मुंबई	
या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापसुन ६ महिन्यात आपली बंधनकारक आहे.	

23 JUN 2017

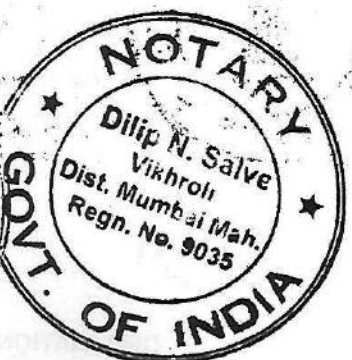
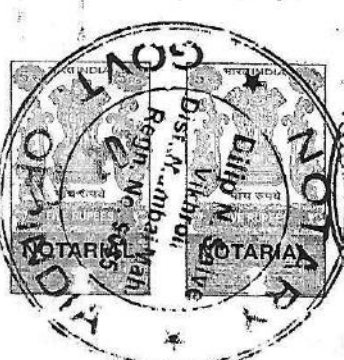
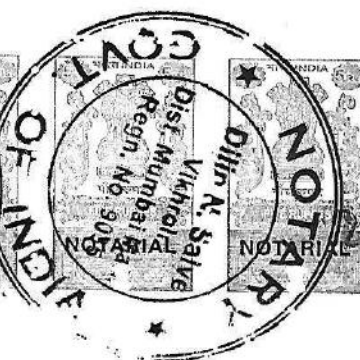
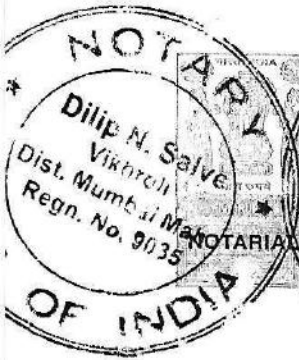
Prabhu

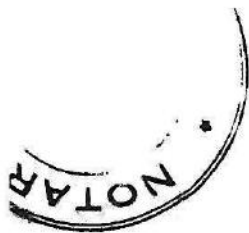
Prabhu



27 JUL

27 JUL 2017





2017

All bearing Survey No. 113, [part] and City Survey No. 337 [part], situated dilapidated Bldg. No. 54 known as "Tagore Nagar Adarsha Co-Op. Hsg.Soc. Ltd." of village Hariyali at Tagore Nagar, Vikhroli (E), Mumbai-400 083

2. The promoter has acquired Development Right of the said land by executing and registering Development Agreement for Redevelopment with aforesaid society. I have enclosed a title Clearance certificate along with copy of Development Agreement for Redevelopment as a part of online application for registration of Project,
3. The total area of the land is 854.00 sq. mtrs. as per Demarcation and NOC issued by Concerned Authority of MHADA.
4. Subject to approvals from the Concerned Authority of MHADA, we are proposing to construct one building on the said property collectively to be known as "Tagore Nagar Adarsha C.H.S.LTD" (hereinafter referred to as "the building") having one wing with 18 upper residential floors with Ground Floor Shops and open terrace.
5. That the project land is free from all encumbrances,
6. That the time period within which the project shall be completed by promoter is 2 years i.e. 30 August 2019.
7. I declare and state that 70% of the amounts to be realized hereinafter by promoter for the real state 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.
8. I declare and state 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 Agent, Rates of Interest and Disclosures on Website) Rule 2017
9. I say and declare that the promoter shall get the accounts audited within six months after the end of every financial year by 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
10. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.
11. I say and declare 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.
12. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
13. I say and declare that the promoter shall not discriminate against any allottee at the time of allotment to any apartment. Plot or building, as the case may be

2



Rocky
Deponent

Verification

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

Verification by me at Mumbai on this

27 JUL 2017

day of

ATTESTED BY ME

Dilip N. Salve
Dilip N. Salve
ADVOCATE & NOTARY
238/9320, Manas CHS., Kharanwar
Nagar No. 2, Vikhroli (E), Mumbai-400 083