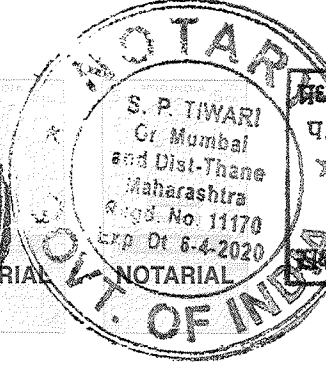
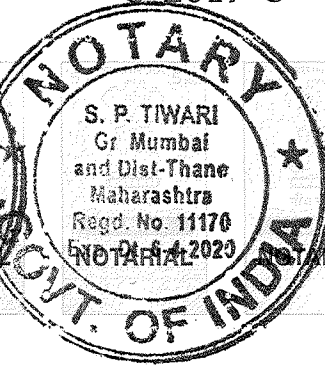
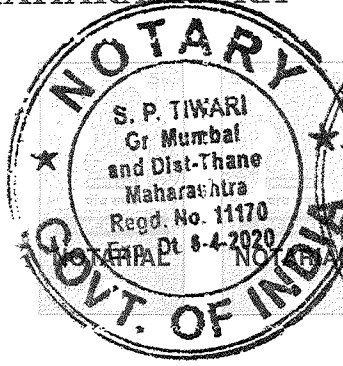




महाराष्ट्र MAHARASHTRA

2017

AF 931212



महान मुद्रांक कार्यालय, मुंबई
प.सु.वि.क्र. ८००००९९
23 JUN 2017
सहायक अधिकारी

FORM 'B'

[See Rule 3(6)]

श्री. सु. का. पाटील

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of (1) **MR. ANANT A. RANE**, (2) **MR. DILIP B. MANGHNANI** AND (4) **MR. VIKRANT S. VAIDYA**, authorized partners of the promoter viz. **M/s. SUCHIT DEVELOPERS** ("Promoter") of the Real Estate Project (defined hereinafter).

Handwritten signature and initials.

028323 29 JUN 2017

जोड़पत्र-२/Annexure-II

१. मुद्रांक विक्री नोंद वही असु. क्रमांक-/दिनांक
(Serial No./Date)

२. दस्ताचा प्रकार
(Nature of document)

POWER OF ATTORNEY

३. दस्त नोंदणी करणार आहेत का ?
(Whether it is to be registered?) Yes/No

४. मितकतीचे थोडक्यात वर्णन-
(Property Description in brief)

५. मुद्रांक विक्रीत देणाऱ्याचे नाव व सही
(Stamps Purchaser's Name & Signatures)

६. इतर असाऱ्यास त्याचे नाव, सही व सही
(If through other person then Name,
• Name & Signatures)

७. पक्षीय पक्षाचा नाव
(Name of the Party)

८. मुद्रांक विक्रीत देणाऱ्याचे नाव
(Name of the Person)

९. फरक असल्यास मुद्रांक विक्रीत देणाऱ्याचे नाव व सही
(If difference then Name & Signatures)

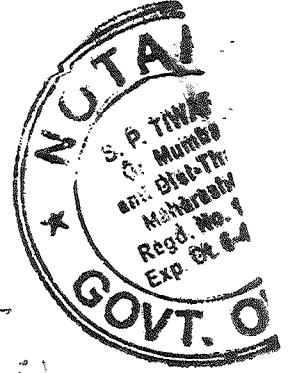
परवानगी नसल्यास मुद्रांक विक्रीत देणाऱ्याचे नाव व सही
(If not then Name & Signatures)

मुद्रांक विक्रीत देणाऱ्याचे नाव व सही
(Name & Signatures)

शाप नं. १०, बरी कोर्टावर, बरी कोर्टावर, बरी कोर्टावर
(Bar Court No. 10, Bar Court, Bar Court)

ज्या कारणासाठी ज्यामुळे मुद्रांक विक्रीत देणाऱ्याचे नाव व सही
(Reason for which Name & Signatures)

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे
(From the date of purchase of stamp, it is compulsory to use within 6 months)

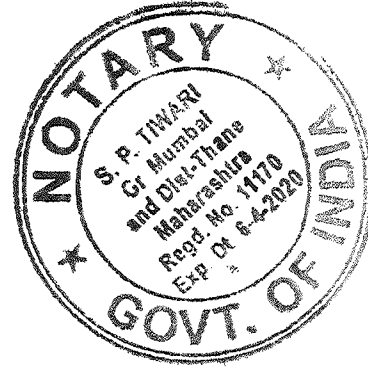


Anant. A. Rane
Vileparane (E) Trail

Prabhakar. A. Rane

SWOL

Bongde





We, (1) Mr. Anant A. Rane, (2) Mr. Dilip Manghnani and (3) Mr. Vikrant S. Vaidya, partners of **M/s. Suchit Developers**, a partnership firm duly registered under the Indian Partnership Act, 1932 and having its office at 1st Floor, Viraj Building, Jari Mari Mandir Road, Bandra (West), Mumbai 400 050 ("**Promoter**") of proposed project known as "**Aryan Tower**" ("**Real Estate Project**" or "**Project**") being constructed and developed on all that piece and parcel of land bearing CTS Nos. F/1245, F/1246, F/1247 and F/1248 admeasuring about 2,561.93 square metres of Village Bandra, Taluka Andheri in the Registration District of Mumbai Suburban and Sub-District, situate, lying and being at Jari Mari Mandir Road, Bandra (West, Mumbai 400 050 ("**Project Land**"), do hereby solemnly declare, undertake and state as under :

1. That the Promoter has a legal title Report to the Project Land on which the development of the Real Estate Project is to be carried out

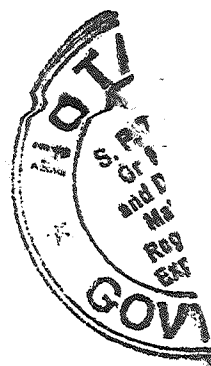
AND

a legally valid authentication of the title of the Promoter to the Project Land, as set out in the Title Report dated 5th July, 2004 issued by M/s. Dahibawkar & Co., Advocate is enclosed herewith.

2. That the details of encumbrances on the said Project is given as under :

Case No.	Name of Court	Petitioner	Respondent	Status
CC/14/196	State Consumer Disputes Redressal Commission, Maharashtra, Mumbai	Mr. Ashok D. Kanal and Mrs. Beena A. Kanal	M/s. Suchit Developers	Pending

3. That the Project shall be completed by the Promoter, by 31st December, 2020 subject to Force Majeure events as listed in The Real Estate (Regulation and development) Act, 2016 ("**Act**").
4. For ongoing project on the date of commencement of the Act

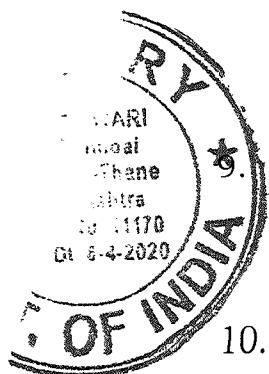


- (i) That seventy per cent of the amounts to be realized hereinafter by Promoter for the Real Estate Project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

- (ii) That entire of the amounts to be realized hereinafter by us/ Promoter for the Real Estate Project from the allottees, from time to time, shall be deposited in a separate accounts 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

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 the Real Estate Project have been utilized for the Real Estate Project and the withdrawal has been 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 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.



That Promoter has furnished all such other documents as have been prescribed by the rules and regulations made under the Act.

10. That Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For M/s. SUCHIT DEVELOPERS

Mr. Anant A. Rane
Partner

Mr. Dilip B. Manghnani
Partner

Mr. Vikrant S. Vaidya
Partner

Verification

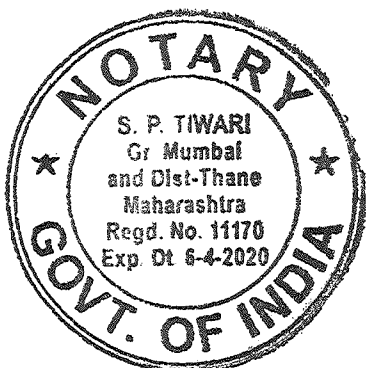
The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by us at Mumbai on this 30th day of October, 2017.

Mr. Anant A. Rane
Partner

Mr. Dilip B. Manghnani
Partner

Mr. Vikrant S. Vaidya
Partner



BEFORE ME

S. P. TIWARI

NOTARY
MAHARASHTRA
(Govt. of India)

30 OCT 2017