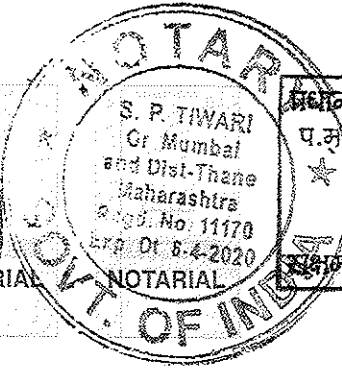
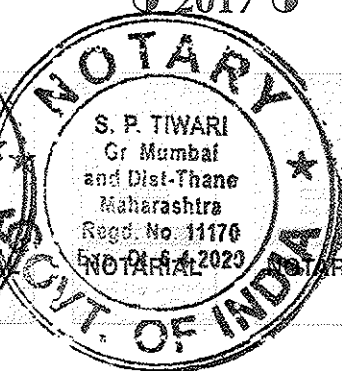
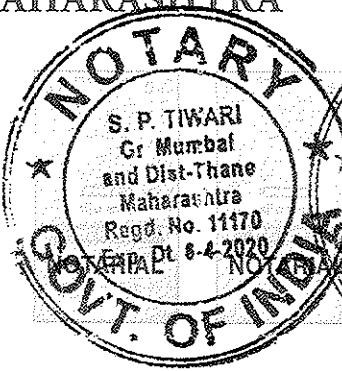




महाराष्ट्र MAHARASHTRA

2017

AF 931212



महान मुद्रांक कार्यालय, मुंबई
प.मु.लि.क्र. ८००००९९
23 JUN 2017
सहकार्य 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).

31

028323 29 JUN 2017

जोड़पत्र-२/Annexure-II

१. मुद्रांक विक्री मॉड वही अनु. क्रमांक-/दिनांक
(Serial No./Date)

२. दस्तावेज प्रकार
(Nature of document)

POWER OF ATTORNEY

३. दस्तावेज को न्यायालय में दर्ज कराया जा रहा है या नहीं?
(Whether it is to be registered?) Yes/No

४. मालकी का विवरण (Property Description in brief)

५. मुद्रांक विक्रीकर्ता का नाम और हस्ताक्षर
(Signature of Transferor's Name & Signatures)

६. हस्ताक्षर करने वाले का नाम, जहाँ वह हस्ताक्षर कर रहा है
(If through other person then Name, Address & Signatures)

७. पक्षों का नाम (Name of the Party)

८. मुद्रांक खरीदने वाले का नाम
(Name of the Buyer)

९. पक्षों का पता (Address of the Party)

परवाना नं. (Registration No.)

मुद्रांक विक्री के दिनांक (Date of Sale)

शॉप नं. १०, बंगलूरु (Shop No. 10, Bangalore)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्या
मुद्रांक खरेदी केल्यापासून ६ महिन्यात कायदा अन्वयेत

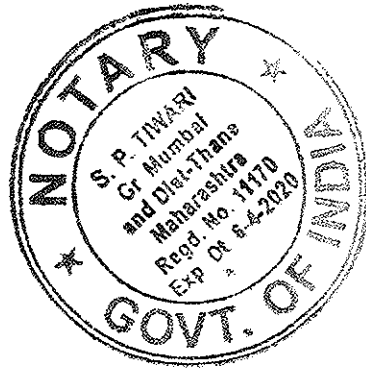
Anant. A. Rane

Vileparane (C) Patil

Prabhakar. A. Rane

SWI

Bangalore





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

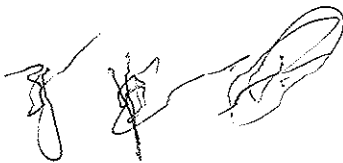
a legally valid authentication of the title of the Promoter to the Project Land, as set out in the Title Report dated 5th July, 2004 issued by M/s. Dahibawkar & Co., Advocate is enclosed herewith.

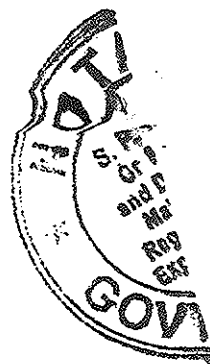
2. That the details of encumbrances on the said Project is given as under :

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

3. That the Project shall be completed by the Promoter, by 31st December, 2025 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

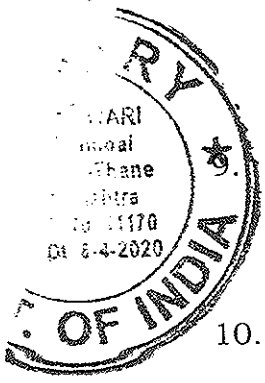




- (i) That seventy per cent of the amounts to be realized hereinafter by Promoter for the Real Estate Project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only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

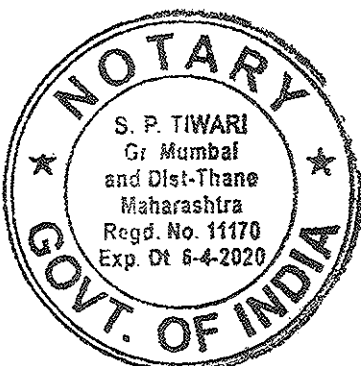
The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

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