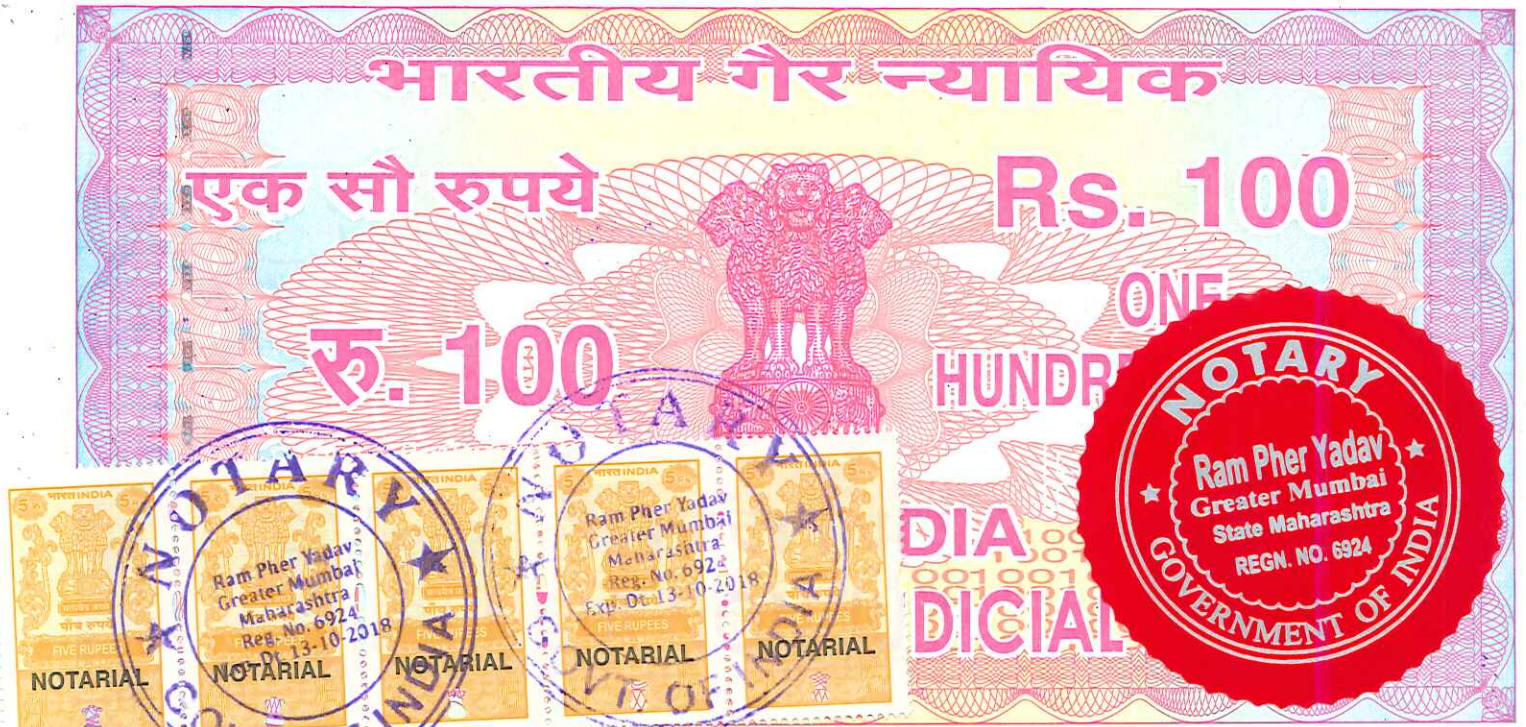


Celestra



महाराष्ट्र MAHARASHTRA

2017

SC 448800



श्री: हेमंत सावंत

FORM 'B'

[See Rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum declaration of Mr. Atithi Patel of M/s. Ariisto Developers Private Limited, Promoter of the proposed project / duly authorized by the Promoter of the proposed project vide its / his / their authorization dated NA.

I Mr. Atithi Patel of M/s. Ariisto Developers Private Limited, Promoter / Authorised Signatory of the proposed project do hereby solemnly declare, undertake and state as under:

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1. M/s. Ariisto Developers Private Limited have / has a legal title report to the land on which the development of the proposed project is to be carried out.
2. The details of encumbrances with respect to the project land or project are stated in Annexure I.
3. That the time period within which the project shall be completed by me/Promoter is 31/12/2024.
4. That seventy per cent of the amounts realized by me/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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
8. That I / Promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



For Ariisto Developers Private Limited

[Signature]

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 25th day of July 2017

For Ariisto Developers Private Limited



[Signature]

Deponent



BEFORE ME
[Signature] 25.7.17
RAM PHER YADAV
Advocate NOTARY GR., MUMBAI (GOVT. OF INDIA)
Bandrekar Wadi, Mahadev Chawl,
Jogeshwari (E), Mumbai-400 060.
Mob.: 98332 74901.

Annexure I



1. First Charge by way of registered mortgage vide Unilateral Indenture of Mortgage dated 31st March 2016 registered under Serial No. KRL-2/3358/2016 at the office of the Sub-Registrar of Assurances, Kurla, Mumbai Suburban District in favour of HDFC Limited to secure the financial assistance amounting to Rs. 230 Crores (Rupees Two Hundred and Thirty Crores Only) availed by Ariisto Developers (Partnership Firm – Now converted into a Private Limited Company known as Ariisto Developers Private Limited.)

