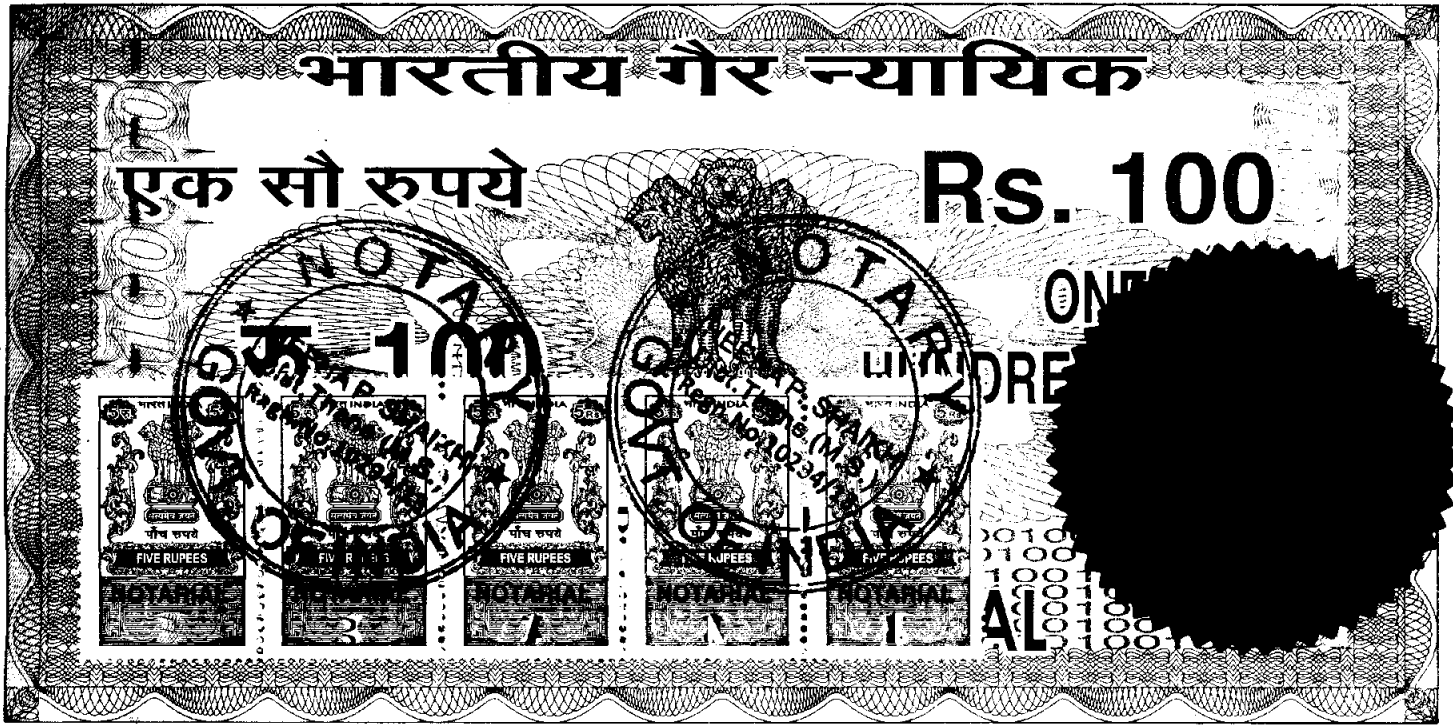
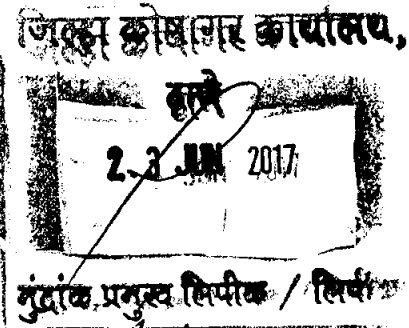




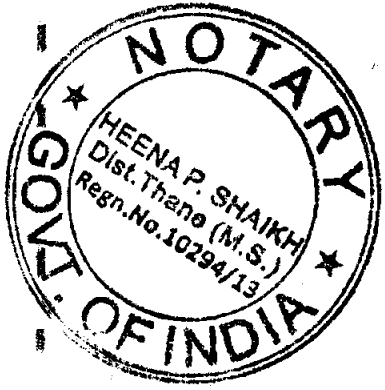
महाराष्ट्र MAHARASHTRA

2017 घोषपत्र - २

SF 178661



मुद्रांक दिती नोटिफिकेशन
मुद्रांक क्रमांक ... 43559 ... दिनांक
प्रस्ताव प्रकार - Declaration
प्रस्ताव नोटिफिकेशन करणार आहे का ? होय/नाही
मुद्रांक विकत घेणाऱ्याचे नांव - Fortune Infrastructure
करते असल्यास त्याचे नांव, पत्ता व सही - Shashinath Shirke
मुद्रांक पत्राकाराचे नांव -
मुद्रांक शुल्क रक्कम - 100/500
मुद्रांक विक्रेत्याची सही (नितिन य. मांजरेकर)
मुद्रांक विक्रीचे ठिकाण/पत्ता - गंगा झेरॉक्स/टायपिंग सेंटर
ठिकाण नं. ३४, भवानी मार्केट, कलेक्टर ऑफीस जवळ, ठाणे (प.)-४०१
परतः मुद्रांक क्रमांक - १२०९०९०
आपला कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात आपली संपदनकारक आहे.



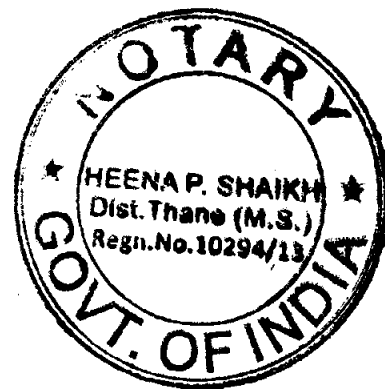
FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration in accordance with The Real Estate (Regulation and Development) Act, 2016 ("Act").

Affidavit cum Declaration of Mr. Shailesh Gopal Puranik, Director of Fortune Infracreators Private Limited, duly authorized by the Fortune Infracreators Private Limited (hereinafter referred to as "Promoter") the Promoter of the proposed project, authorized by resolution dated 24th May, 2017.



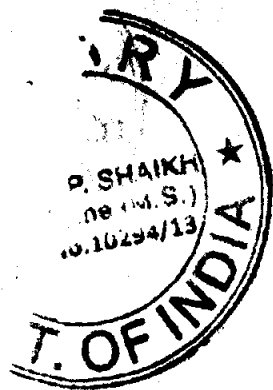


I, **Mr. Shailesh Gopal Puranik**, duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

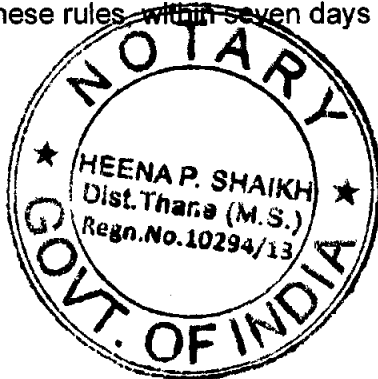
1. Promoter has legal right of piece and parcel of non-agricultural land bearing Survey No. 206 admeasuring 882.84 sq. meters ("**Vartak Nagar Vasant Vihar Society**") and land bearing Survey No. 206 admeasuring 841.11 sq. meters ("**Vartak Nagar Chandrama Society**"), aggregating to 1723.95 being and situate at Village Majiwada, Taluka & District Thane. The said "Vartak Nagar Vasant Vihar Property" and said "Vartak Nagar Chandrama Property" are collectively herein after referred as "**Project Land**" or "**said property**". The Promoter is developing a real estate project known as "**Stella Grand Central**" on the said property, consisting of Stilt/Commercial + 29th Floors. At present Thane Municipal Corporation has granted permission to construct building consisting of Lower Ground Floor (Part Stilt + Part Commercial) + Upper Ground (Part Commercial + Part Residential) + Service Floor + 1st to 24th Upper Floor (Residential) Vide VP No. S04/0072/15/TMC/TDD/2097/17 dated 15th March, 2017. The Promoter will further amend the plan and obtain permission to construct up to 29th floors.
2. a) The Promoter has entered into agreements for the issuance of the Debentures to secure the amount due under the said Debentures, the Promoter by a Debenture Trust Deed dated 12/07/2016, has mortgaged the said project land alongwith other properties to CATALYST TRUSTEESHIP LIMITED (formerly known as GDA TRUSTEESHIP LIMITED), acting as the Debenture Trustee. The said Debenture Trust Deed dated 12/07/2016 is duly registered before the Sub Registrar of Assurance, Thane at Sr. No. TNN-9/6895/2016.

b) There is no legal proceeding regarding to the said Property.

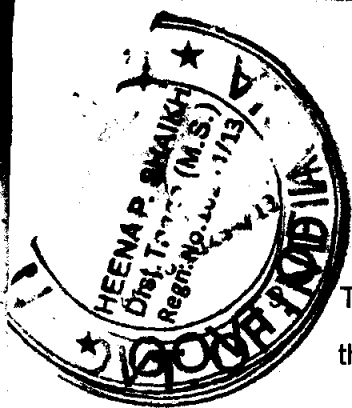




3. The said project "Stella Grand Central" will be completed on or before 31st December, 2025.
4. The said Project is ongoing project on the date of commencement of the Act and seventy percent of the amounts to be realized hereinafter by Promoter from the real estate project from the allottees, from 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 shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate(Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.
6. The Promoter shall get the accounts audited within six months after the end of every financial year by a practicing chartered accountant in practice, 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.
7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. 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.

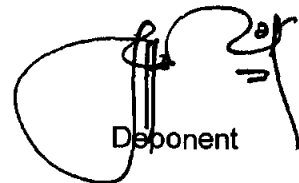


OTARY



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

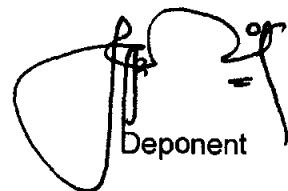
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

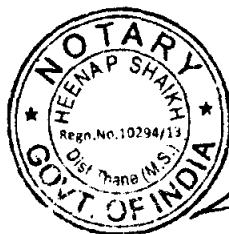

Deponent

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 Thane on this 18th day of July, 2017.


Deponent



**BEFORE ME
NOTARY**

HEENA P. SHAIKH
ADVOCATE & NOTARY
B-2/204, Sukh Sheetal CHS Ltd.,
Opp Lawkim Co. G.B Road,
Thane-400 607

NOTED & REGISTERED
Sr No. 28699/2017

19 JUL 2017