

Affidavit cum Declaration of Mr. Uday Shripatrao Jadhav, Director Guardian Promoters & Developers Pvt. Ltd., address Office No. 101 & 102, Chintamani Pride, Kothrud, Pune-411038 promoter of the proposed project name 'Hill Shire Phase-2' at Gat No. 866/1+2(Part) & 866/3, Wagholi, Pune / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 11.12.2014;

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land are as under:

Sr. No.	Details of Encumbrances
1.	As per Indenture of Mortgage dated 27/12/2016 registered at S. No.16099/2016 in the office of Sub Registrar Haveli No. 21, Pune, the following property and rights have been mortgaged: i. Residential project titled "Guardian Hill Shire" on a land admeasuring 7.91 acre, bearing GAT No. 866/1, 866/2 and 866/3, of the village Wagholi, Taluka Haveli, District Pune. ii. Hypothecation and Escrow of the Developer share of receivables in projects, both present and future In favour of IDBI Trusteeship Services, a company established under the Companies Act, 1956 and having its registered office at Asian building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai 400 001.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; - 30/06/22.

4. (a) For new projects:

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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

7199

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 I / 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 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.

7. That I / the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / 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.

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Mig

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 Pune on this 15th day of July 2017.

Mig

Deponent



BEFORE ME

Beena L. Karwa
17/07/17

BEENA L. KARWA
NOTARY GOVT. OF INDIA

voted and Registered

Sr. No. 205

Date 17/07/17