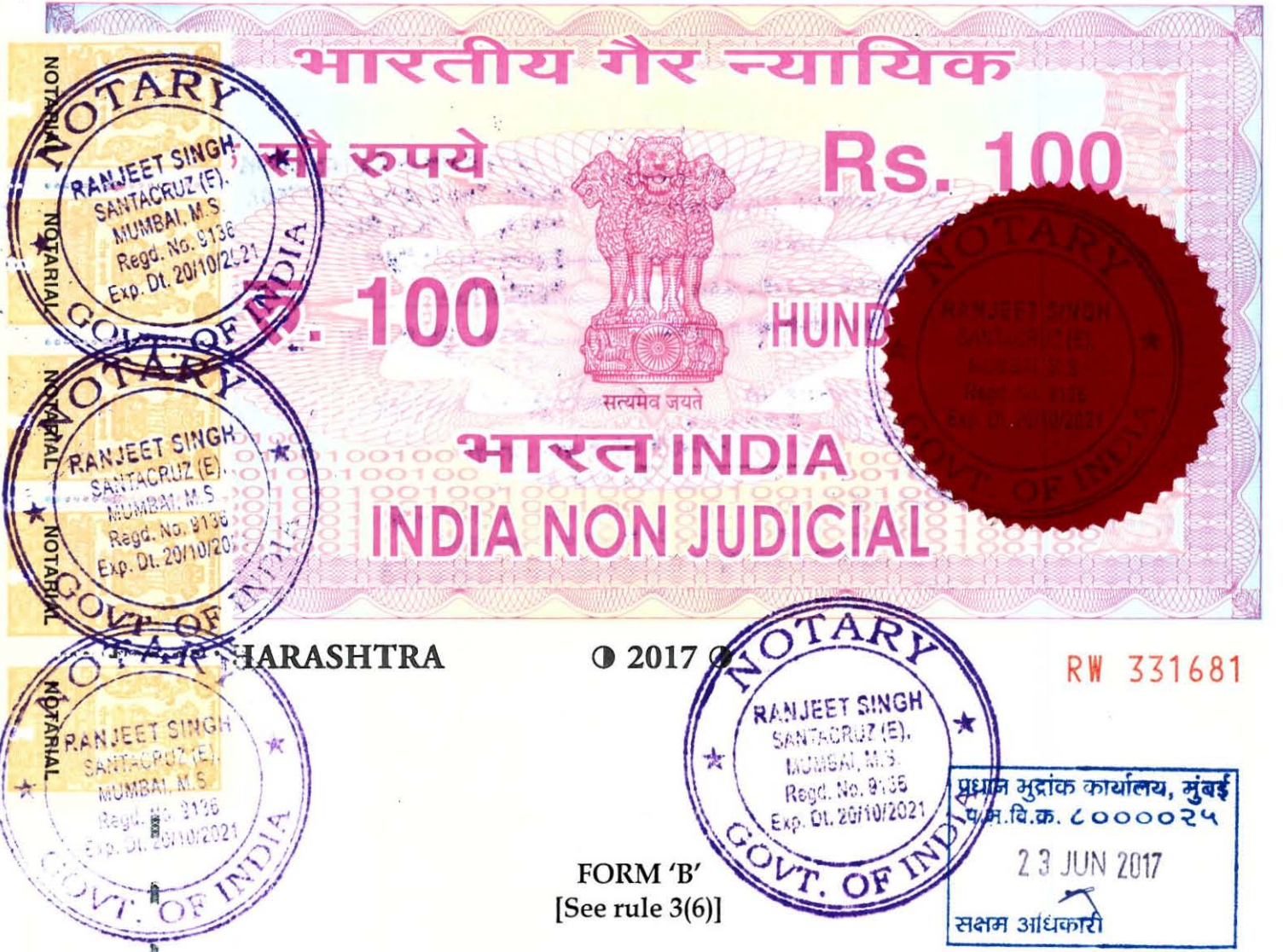




Affidavit cum Declaration

श्री. सु. का. पाटील

Affidavit cum Declaration of Ajanta Karmvir Constructions LLP, a LLP incorporated & registered under Limited Liability Partnership Act, 2008, having its registered office at Unit No. 608, 6th Floor, The Capital, Plot No. C-70, G Block, A Wing, Behind ICICI Bank, BKC, Bandra (East), Mumbai - 400051, the promoter of the ongoing project viz "Sky Villa" situated on the plot bearing CTS No. 827/C/1/19, of Village Malad (East), Mumbai, through its duly authorized signatory 'Karmvirsingh Gangasingh Rajpurohit', residing at 1201, 12th Floor, Steesha Condominium, Mount Mary Road, Bandra (West), Mumbai - 400055 vide its authorization dated 20.06.2017;

I, Karmvirsingh Gangasingh Rajpurohit, duly authorised by the promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

For Ajanta Karmvir Constructions LLP

Authorised Signatory

1. 'Hemkunt Real Estates Private Limited', a company incorporated under the Companies Act, 1956, having its registered office at 101, Diamond Queenveera, Desai Road, 3rd Azad Road, Andheri (West), Mumbai - 400058, has a legal title Report to the land on which the development of the proposed ongoing project is to be carried out

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

2. That the promoter has a legal title Report to the land on which the development of the project is proposed
3. That the project land is free from all encumbrances.
4. That the time period within which the project shall be completed by promoter from the date of registration of project: on or before 30/06/2019;
5. For ongoing project on the date of commencement of the Act

That seventy per cent of the amounts to be realised 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.

6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
7. 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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. 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.
10. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

For Ajanta Kamvir Constructions LLP


Authorised Signatory

11. 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.

For Ajanta Kamvir Constructions LLP

Authorised Signatory

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

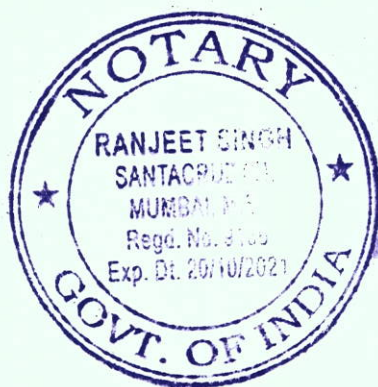
Verified by me at **Mumbai** on this day of _____

27 JUL 2017

For Ajanta Kamvir Constructions LLP

Authorised Signatory

Deponent



BEFORE ME

 RANJEET SINGH
 M.Sc., LL.B.
 NOTARY
 MAHARASHTRA
 GOVT. OF INDIA
 27 JUL 2017