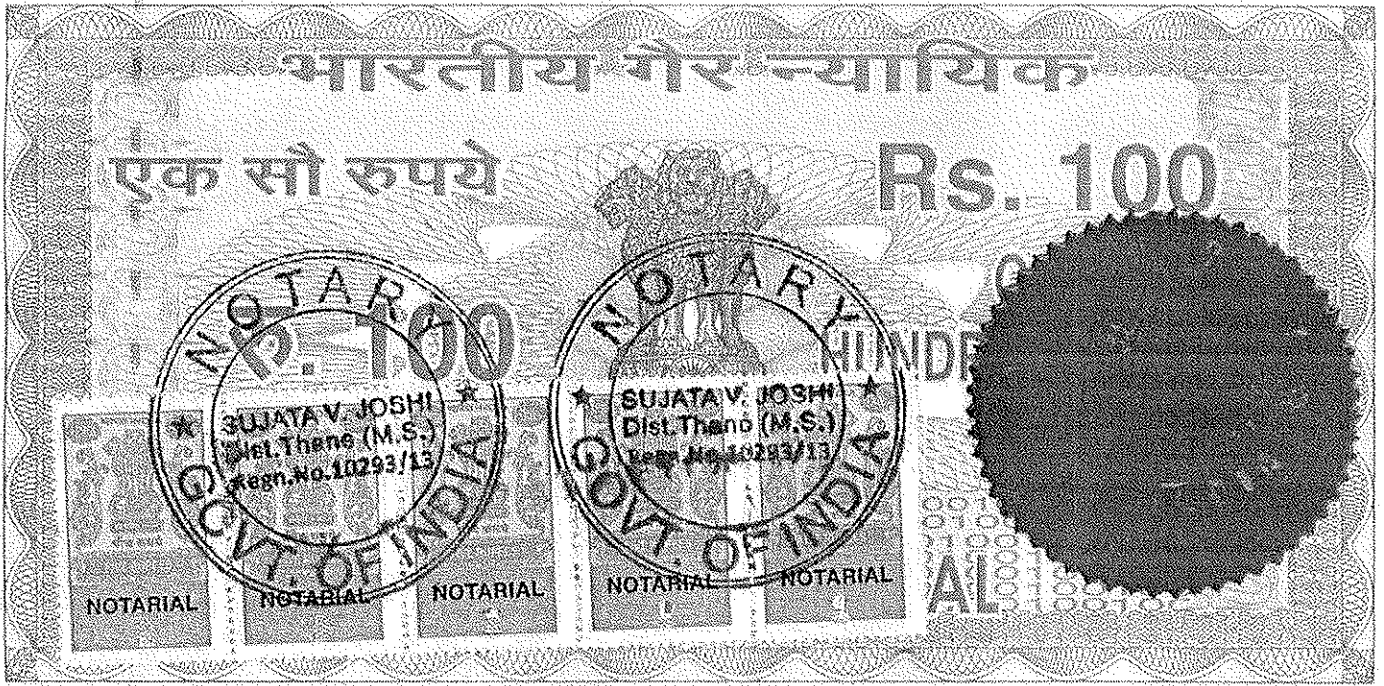
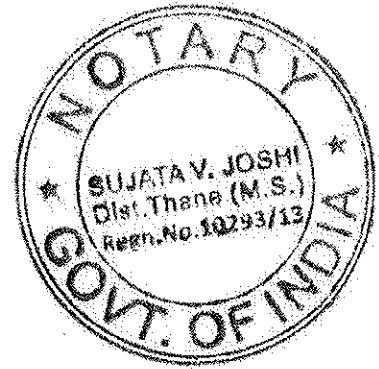
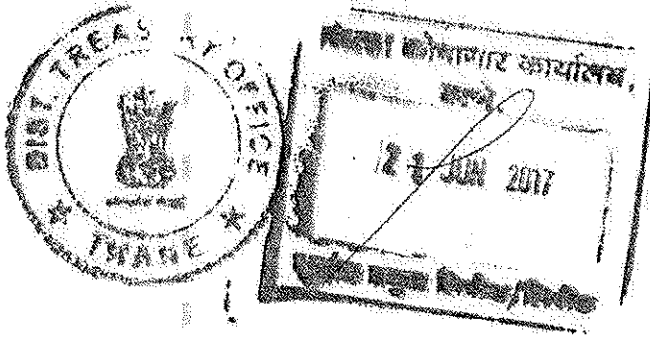




महाराष्ट्र MAHARASHTRA

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SF 243490



FORM 'B'

[See rule 3(6)]

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

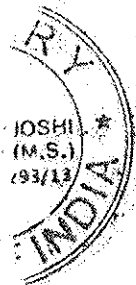
Affidavit cum Declaration

We, **MAHINDRA LIFESPACE DEVELOPERS LIMITED**, a Company incorporated and registered under the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013 and having its Registered Office at Mahindra Towers, 5th Floor, Worli, Mumbai - 400018, the Promoter of the proposed project through its Authorized Signatory Mr. Ramesh Ranganathan, authorized by Board Resolution dated 27 October 2016, do hereby solemnly declare, undertake and state as under:

[Handwritten signature]

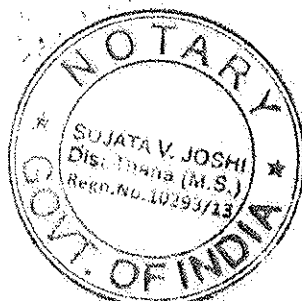
1. That we are the owner of all that piece or parcel of freehold land bearing CTS No./Gut no 50 plot no 1 lying and being at Village – Kambalgaon Ta Dist - Palghar in the Registration sub-district of Palghar admeasuring 59,334.30 sq. mtrs or thereabouts (" the Project Land) and has a legal Title to the same. Adv. Kochhar & Company has issued the Title Report dated 21 January 2015 certifying out title to the Project Land.
2. We as a Promoter has proposed to launch a project named "Happinest Boisar" on the Project Land, for which Zilla Parishad - Palghar has sanctioned the Lay Out Plan ("Proposed Project").
3. We as a Promoter have constructed/intend to construct, in a phase wise manner, 33 nos number of residential buildings + 1 no.Club house and 1no number of commercial building along with common infrastructure and amenities as part of single Lay Out. The details of the total number of Wings/ buildings constructed/ to be constructed in a phase wise manner on the Project Land and their status are as follows:

Phase / the Real Estate Project	Building Name & Number	Cluster	Number of floors	Flats in building	Status
1	5,6,7,8,28,29,30,31, 32	B,I,J	G+4	359 + 1 Society Room	OC Received
2	1,2,3,4,33,34	A,K	G+4	238	OC Received
3	9,10,11,12	C,D	G+4	160	For Registration
4	13,14,15,16,17,19,20, 21,22,23,24,25,26,27	E,F,G,H	G+4	560	Proposed
5.	Commercial Building (CFC)	NIL	G+1	NA	Proposed
6	Club House Building (Building no: 18)	18	NIL	NIL	Proposed



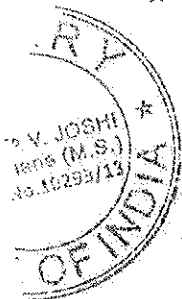
4. We as Promoter intend to register 4 nos number of Buildings with RERA Authority, being Real Estate Project. The Details of the same along with completion date are as under:

[Handwritten signature]

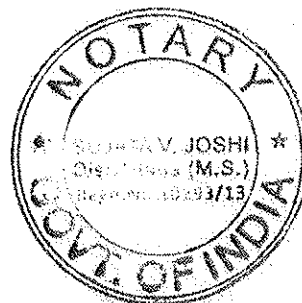


Phase / the Real Estate Project	Building Name & Number	Cluster	Number of floors	Flats in building	Completion Date
1	9	C	G+4	40	31 st December 2018
2	10	C	G+4	40	31 st December 2018
3	11	D	G+4	40	31 st December 2018
4	12	D	G+4	40	31 st December 2018

5. The Promoter has not created any charge of the Project Land and the Project Land is free from all encumbrances
6. That seventy per cent of the amounts to be realized hereinafter by us 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.
7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 and as per the circulars, notification issued by the RERA Authority from time to time.
8. That we 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.
9. We shall take all the pending approvals on time, from the Competent Authorities.



[Handwritten signature]



10. That we 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.
11. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, constructed /to be constructed in a Real Estate Project.



[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 _____ on this _____ day of _____.



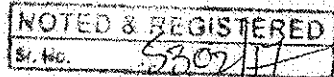
[Signature]
Deponent



NOTARISED

SUJATA V. JOSHI
ADVOCATE & NOTARY

101/102, Vishal Bldg., Station Road
Kalyan (W), Thane - 400 605.



28 JUN 2017

