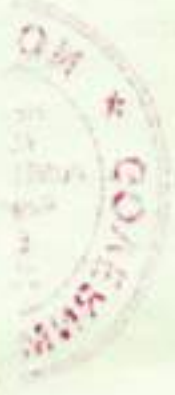


- 1) I say that, Mr. Mr. R.W. Adik has legal title to the all pieces and parcel of lands i.e. (a) admeasuring about 00H. 20.50Are carved out of the land bearing Survey No. 6/2B, totally admeasuring about 00H.83Ares,(b) Survey No. 6/2A/1 totally admeasuring about 00H.10Are,(c)Survey No.6/2A/2/1 totally admeasuring 00H.10Are (including 06Are Pot kharaba), (d) Land bearing Survey No.6/1/2B totally admeasuring 00H. 24Are (including 07 Are Pot Kharaba), (e)land bearing Survey No.6/2A/5totally admeasuring 00H.19Are, (f)Survey No.6/2C adm. 0H.78Aar all lying and being within the revenue village Undri, Taluka Haveli, District Pune, Maharashtra.
- 2) I say further say Mrs. Kavita Rajendra Tilekar and Mrs. Shama Sunil Sahastrabudhe jointly has legal title to the land bearing Survey No. 5/2A/1 (Old 5/2/4/1) admeasuring 0H. 06Are i.e. 600Sq.Mtrs. lying and being within the revenue village Undri, Taluka Haveli, District Pune, Maharashtra.
- 3) The lands referred in para 1 and 2 are collectively admeasuring about 01H.67.5Are and herein after the same is referred to as the 'Said Land'.
- 4) I further say that, by a registered assignment deed of development rights and power of attorney both dated 13th day of July 2015 our partnership firm M/s. NG Rathi Developers has acquired and purchased in assignment all the development rights of the 'Said Land' from erstwhile developer of the Said Land i.e. from Optus and Associates, an Association of Persons of 1) Mr. Girish Madhukar Rathi, 2) Mr. Dharmendra Labhshankar Joshi 3) Mr. Gunwantrai Mugatlal Dave 4) Mr. Rajesh Shriram Kasat 5) Mr. Anjay Anil Kapadia 6) Optus Developers Pvt. Ltd. through its director and authorised signatory Mr. Narendra Singh son of late Dev Raj Giridhar 7) Mr. Mahesh Dev Raj Giridhar 8) Mr. Shyamal H. Khatlawala and 9) Mrs. Pratima H. Khatlawala and those documents are registered in the office of Sub Registrar Haveli No. I at Sr. No. 5291/2015 and 5292/2015 respectively and legally valid authentication of title of said land along with an authenticated copy of the agreement between such developers



and us for development the real estate project on the Said Land is enclosed herewith.

- 5) The said owners have a legal title report to the 'Said Land' on which the development of the said Sierra project is going on.
- 6) I further say that, the Assistant Director Town Planner Pune has sanctioned and approved layout of the 'Said Land' comprising of Plots of different sizes and dimensions vide layout/NABP/ VILLAGE UNDRI/TALUKA HAVELI/SURVEY No. 5 (Part), 6 (Part) ससपु/1467 dated 5/5/2008 and the Hon'ble District Collector, Pune has pleased to sanction the Layout of the Said Land and issued N.A. order vide its order bearing No. PMH/NA/SR/754/2007 dated 4/4/2014.
- 7) I say that, we have not availed any financial assistance/loan from any bank, finance company or any person/s and as such the 'Said Land' is free from all kind of charge and encumbrances.
- 8) That we shall complete the Sierra project com on or before 31st of Dec. 2019
- 9) That Seventy per cent of the amounts to be realised hereinafter by us form the real estate project from the Plot purchasers, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of development of the Said Layout and the land cost and shall be used only for that purpose
- 10) That the amount from the separate account shall be withdrawn in accordance with Rule 5.
- 11) That I 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 the 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.



- 12) That I shall take all the pending approvals on time from the competent authorities.
- 13) That I 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.
- 14) That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 15) That we/the promoter shall not discriminate against any allottee/Purchaser at the time of allotment of any plot comprised in the said sanctioned layout of the 'Said Land'.

(Mr. Nitin Madhukar Rathi)
Authorized Partner of
M/s. NG Rathi Developers
Deponent

Verification

That the contents of the above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Pune on this 29th day of July 2017.

BEFORE ME

Hemant S. Alurkar

HEMANT S. ALURKAR
NOTARY GOVT. OF INDIA



(Mr. Nitin Madhukar Rathi)
Authorized Partner of
M/s. NG Rathi Developers
Deponent



NOTED AND REGISTERED AT
SERIAL NUMBER...111..... 29 JUL 2017