

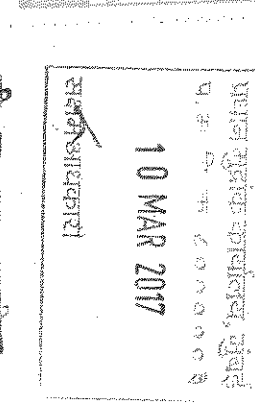
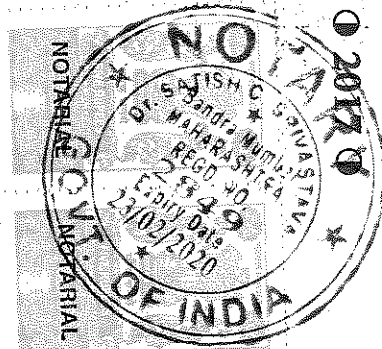
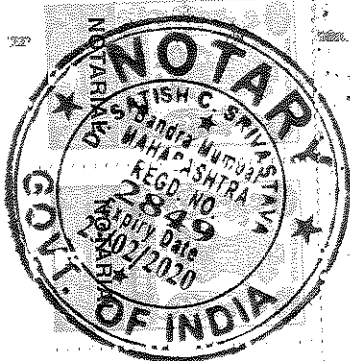
Affidavit cum Declaration

Atmosphere Realty Private Limited



MAHARASHTRA

RT 023953



श्री. सु. का. पाटील

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

Affidavit cum Declaration

Affidavit cum declaration of Mr. Navin Makhija, Mr. Manan P. Shah and Mr. Abhay Chandak,
Directors of the Promoter Companies of the proposed project;

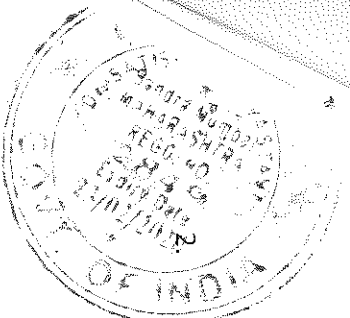
We, Mr. Navin Makhija, Mr. Manan P. Shah and Mr. Abhay Chandak, Directors of the
Promoter Companies do hereby solemnly declare, undertake and state as under:-

1. That the Promoter have/has a legal title Report to the land on which the
development of the project is proposed. We have enclosed copy of title report along
with copy of Index II of conveyance of land as a part of online application for
registration of Project;



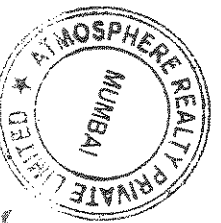
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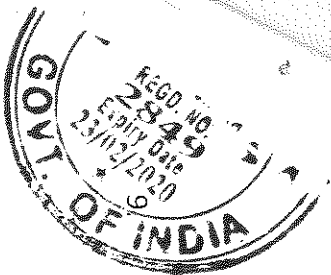
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That the project land is free from all encumbrances, however, subject to the mortgage of the said Land with (i) ICICI Home Finance Company Ltd. under registered Indenture of Mortgage dated 26th September, 2014 and (ii) ICICI Bank Ltd. under registered Indenture of Mortgage dated 23rd December, 2014 read with amended and restated Indenture of Mortgage dated 30th September, 2015 executed by and between Atmosphere Realty Pvt. Ltd., therein referred to as the Mortgagor, GDA Trusteeship Ltd. therein referred to as the Security Trustee/Mortgagee and ICICI Bank Ltd. therein referred to as the Facility Agent and Abu Dhabi Commercial Bank, upon the terms and conditions setout therein and also read with Deed of Accession dated 30th October 2015 executed by and between Atmosphere Realty Pvt. Ltd., The Federal Bank Limited and GDA Trusteeship Limited upon the terms and conditions setout therein.

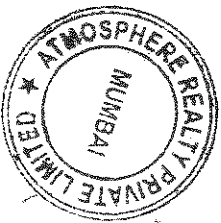
3. That the time period within which the project shall be completed by the Promoter is 31st October 2019;
4. That entire of the amounts to be realised hereinafter by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank 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 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 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.





That the Promoter have/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.




Mr. Navin Makhija


Mr. Manan P. Shah

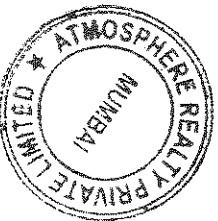

Mr. Abhay Chandak

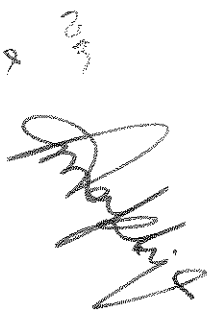
(Deponent)

VERIFICATION

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

Verified by us at Mumbai on this 21st day of July, 2017







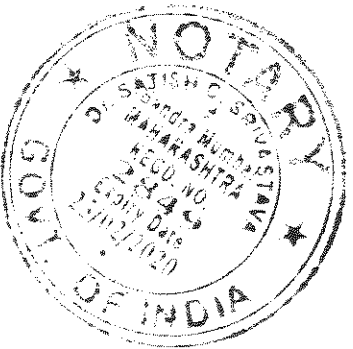


Mr. Navin Makhija

Mr. Manan P. Shah

Mr. Abhay Chandak

(Deponent)



BEFORE ME


DR. S.C. SRIVASTAVA
NOTARY MAHARASHTRA
(Govt. Of India)

21 JUL 2017

