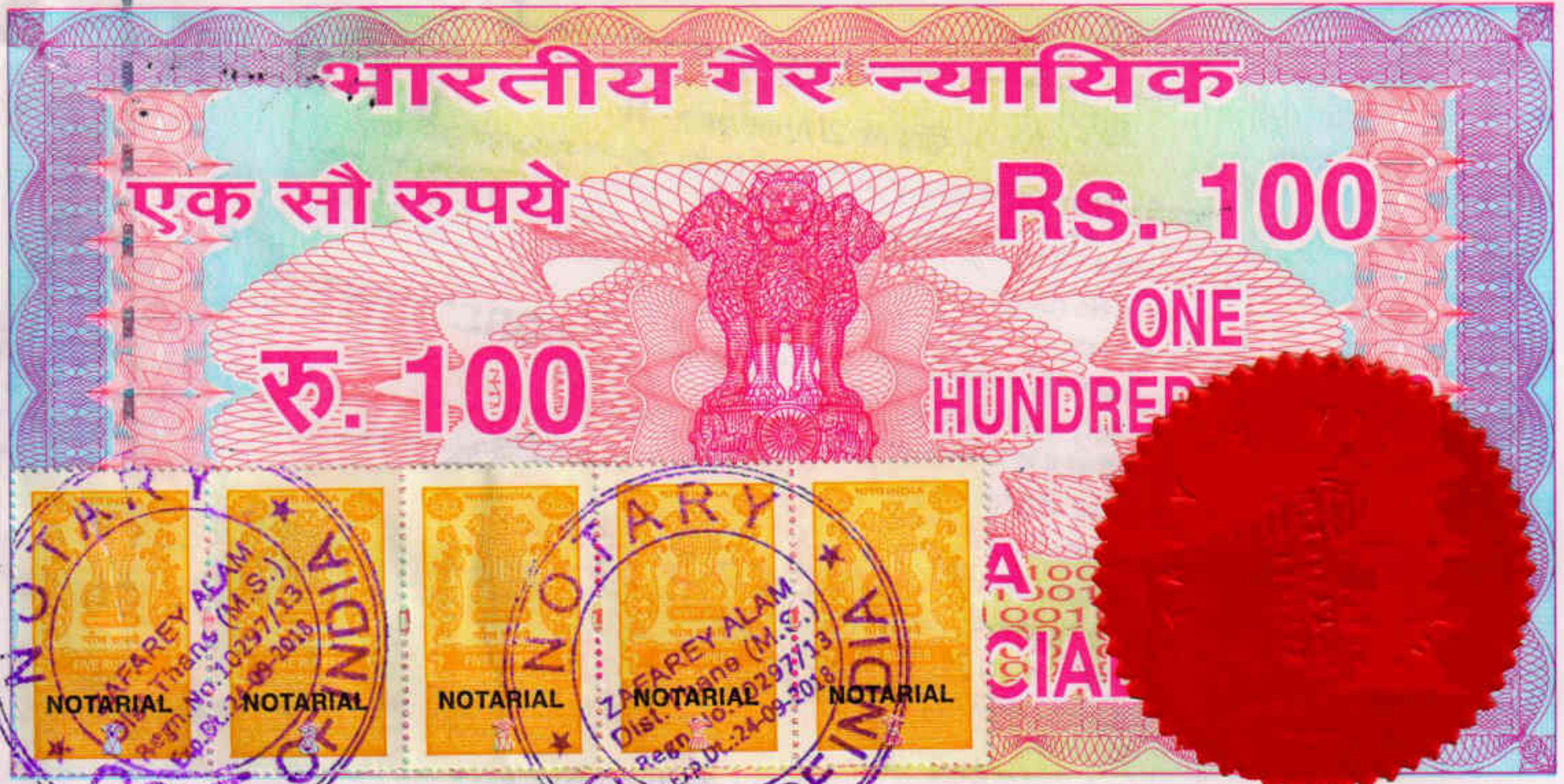




महाराष्ट्र MAHARASHTRA

SA 413485



Affidavit cum Declaration

I, Mr. JOHN MATHEW, aged about 48 years, occupation Business, having address at 1102, Dev Corpora building, Opposite Cadbury's, Near EE highway, Khopat, Thane - 400601, the partner of M/s Charms Pride, a partnership firm (hereinafter referred to as the said firm) do hereby solemnly declare, undertake and state as under:

1. I say that the promoter i.e. M/s Charms Pride is entitled to construct the buildings on all that pieces and parcels of lands bearing: (i) Survey No.118, Hissa No.2 (Pt.) admeasuring 4,200 sq. mts., (ii) Survey No.118, Hissa No.2 (Pt.) admeasuring 4,800 sq. mts., (iii) Survey No.118, Hissa No.3 (Pt.) admeasuring 4,200 sq. mts. and (iv) Survey No.118, Hissa No.3 (Pt.) admeasuring 4,200 sq. mts., thus in aggregate admeasuring 17,400 sq. mts.,



situated at Village Aasangaon, Taluka Shahapur, District Thane, Registration District and Sub-District Shahapur and within the limits of Aasangaon Village Gram Panchayat (hereinafter called and referred to as the said land). I enclose the authenticated copy of the title certificate of Advocate Ratnakar. D. Rashinkar dated 11.04.2015 along with the copies of the agreements between the owners and promoters mentioned in the title report for development of the real estate project with form A herewith.

I say that we are constructing a project namely Charms Meadows on the said land. We in terms of the permissions received from Asst. Director of Town Planning, Thane, who sanctioned and approved the same vide No.1147 dated 22nd May 2012 (hereinafter referred to as Approved Plans. The District Collector, Thane, by Order vide No.Mahsul/No.1/TE-11/NAP(Aasangaon)/SR-85/12 dated 9th August 2012, granted permission for Non-Agricultural use of the said Land [hereinafter referred to as N.A. Order and permission provides for

Wing A-A-A - Ground +4 floors (residential and Commercial)

Wing B1-B2 - Ground +4 floors (residential and Commercial)

Wing B3-B4 - Ground +4 floors (residential)

Wing C-C1 - Ground +4 floors (residential)

Wing D-D - Ground +4 floors (residential)

Wing D1-D1 - Ground +4 floors (residential)

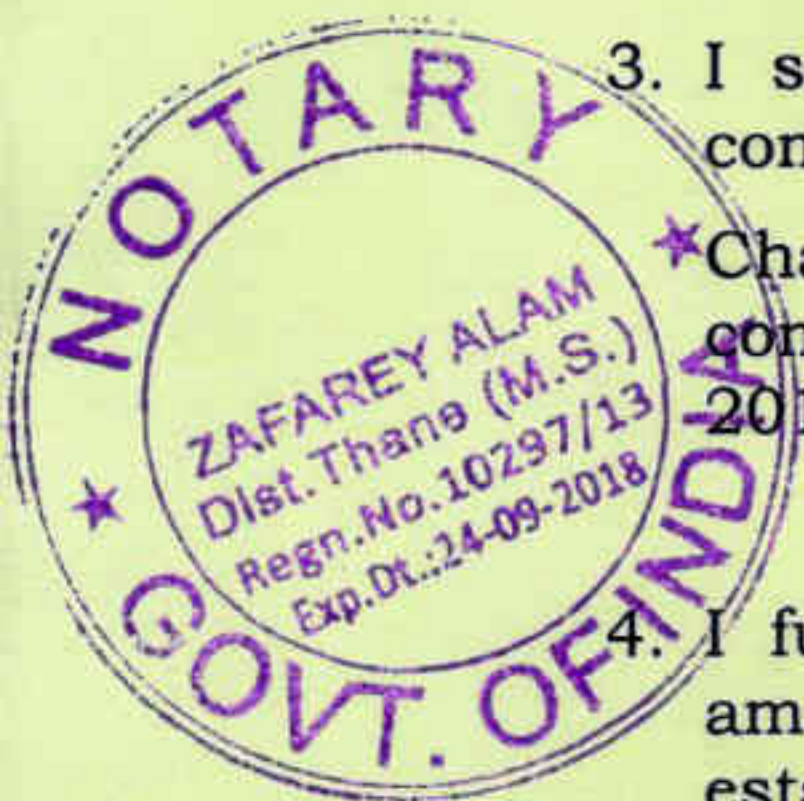
on the said land out of which we hereby apply for the grant of registration of our real estate project for 2 wings on the said land with a construction area of 3417.33 sq. meters (Wing B1-B2 consisting of 1929.03 sq. meters + Wing B3-B4 consisting of 1488.30 sq. meters) of which total area of land to be developed as phase 1 of real estate project is 4557.06 sq. meters.

2. I say that the details of the encumbrances including dues and litigation, details of any right, title interest or name of any party in or over such land, along with details are enclosed with form A herewith.

3. I say that the time period within which the project shall be completed by the Promoter is as follows:

★ Charms Meadows Phase I which is to registered in MAHARERA comprising of Wing C will be completed on or before 31st March, 2018.

4. I further declare and undertake that seventy percent of the amounts to be realized 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.



[Handwritten signature]

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5. I state and declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules 2017.
6. I say and declare that the promoter shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice and shall produce a statement of accounts duly certified and signed by such Chartered Accountant in practice, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. I say and declare that the promoter shall take all the pending approvals on time from the competent authorities.
8. I say and declare that the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under section 4(2) of the Act and under Rule 3 of these rules, within seven days of the said changes occurring.
9. I say and declare that the promoter has furnished such other documents as have been prescribed by the rules and regulations made under this Act.
10. I confirm the contents of the Form A and same may be treated as part and parcel of this affidavit cum undertaking.
11. I say and declare that the promoter shall not discriminate against any allottee at the time of allotment of any apartment.
12. I say and declare that I am executing this affidavit cum declaration in support of our allocation for registration of our project i.e. Charms Meadows Phase I more particularly described in the form A.

NOTARY
ZAFAREY ALAM
Dist. Thane (M.S.)
Regn. No. 10297/13
Exp. Dt. 24-09-2018
VT. OF INDIA

Verification

I, Mr. John Mathew, aged about 48 years, occupation Business, having address at 1102, Dev Corpora building, Opposite Cadbury's, Near EE highway, Khopat, Thane - 400601, the partner of M/s Charms Pride, a partnership firm, a promoter of the proposed project known as Charms Meadows Phase I do hereby solemnly declare that 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 Thane on this 20th day of July 2017.

Deponent

NOTARISED

ZAFAREY ALAM
ADVOCATE & NOTARY
C-1/B-Wing, Ashraf Apartment,
Mujahid Road, Near Chand Nagar,
Kausa, Mumbra, Dist.-Thane-400612.