



महाराष्ट्र MAHARASHTRA

● 2017 ●

SF 407143



FORM 'B'
[See rule 3 (6)]



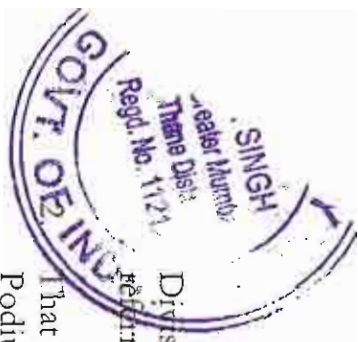
AFFIDAVIT-CUM-DECLARATION

Affidavit cum Declaration of **Larsen & Toubro Ltd.**, the Promoter of the on-going project through its authorized signatory, **Mr. Yogendra Bohra**, duly authorized signatory vide authorization dated 22nd June 2017;

We, **LARSEN AND TOUBRO 'LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at L&T House, N.M. Marg, Ballard Estate, Mumbai 400001 (hereinafter referred to as the "Promoter"), the Promoter of the on-going project namely, "Emerald Isle" at Saki Vihar Road, Powai, do hereby solemnly declare, undertake and state as under:

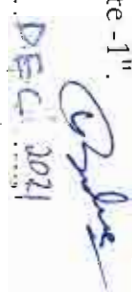
1. That the Promoter is entitled to develop and construct building/s on a parcel of land admeasuring 77,719.13 sq. mtrs. bearing City Survey Nos.117-B (Pt), 117-A (Pt) and 117-C in village Tungwa, Powai Estate

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Division, lying being and situate at Saki Vihar Road, Powai (hereinafter referred to as the said Land").

That the Promoter is constructing tower/s Emerald Isle- 110 having silt, Podium, basement and 27 upper floors, including fire check (hereinafter referred to as the "said Project") on the said Land.

3. That the Promoter has obtained a legal title report/certificate reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate dated 30th January 2017 issued by MANDAL, KHERR AMBALAL & CO., Advocates & Solicitors, is enclosed/uploaded with Form "A" i.e. application for registration of the said Project with Real Estate Regulatory Authority ("RERA").
4. That the Promoter has a legal title to develop the said Land, on which the development of the said Project is proposed is to be carried out and a legally valid authentication of title, along with an authenticated copy of the agreement between owners and the Promoter, in respect of the sale of the said Land, is enclosed herewith/ uploaded on RERA website.
5. That the said Land is free from all encumbrances.
6. That details of litigation, details of any rights, title, interest or name of any party in or over the said Land, are enclosed/uploaded with Form "A" -- Application for registration of the said Project with RERA and a list detailing the same is hereto annexed and marked as "Annexure -1".
7. That the Promoter shall complete the said Project by. 
8. That 70% (seventy per cent) of the amounts realized by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules thereunder.
9. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 Circular no. 3 of the Maharashtra Real Estate (Regulation and

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Deponent) (Registration of Real Estate Projects, Registration of Real Estate
Rates of Interest and Disclosures on Website) Rules, 2017 (Rules).

10. 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 the said Project have been utilized for the same, and the withdrawal has been in compliance with the proportion to the percentage of completion of the said Project.

11. That the Promoter shall take all the pending approvals on time, from the competent authorities.

12. 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 the Rules, within 7 (seven) days of the said changes occurring.

13. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

14. 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.


(Deponent)

Verification

I, Yogendra Bohra, duly authorized signatory of Larsen & Toubro Ltd., say 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 Mumbai on this 31 day of August, 2017.




Deponent
BEFORE ME
R. K. Singh
B.SC.LLB.
21-8-17
(Advocate & Notary Govt. of India)
Greater Mumbai & Thane Distt.

ANNEXURE -1

LIST OF PENDING LITIGATION	
Project Name :	EMERALD ISLE
Name of the court :	HIGH COURT OF JUDICATURE AT BOMBAY
Type of Cases :	1. CIVIL SUITS (TWO) 2. WRIT PETITION
Petition :	1. Writ Petition No. 1578/2016 Uday Dixit & Anr. Vs. The State of Maharashtra & Ors. 2. Writ Petition No.1783 of 2017 Larsen & Toubro Ltd. & Anr. Vs. State of Maharashtra & Ors.
Case Number :	1. Suit No. 2755/ 2011 – Surendra Sharma Vs. Premlata Sharma & 19 others (L&T Ltd. – Defendant No. 20) 2. Suit No. 2593 /2012 - Rajendra Sharma Vs. Premlata Sharma & 19 others (L&T Ltd. – Defendant No. 20)
Years :	2011, 2012, 2016 & 2017
Whether any Preventive / Injunction/Interim order is passed :	1. Suit No. 2755/ 2011 - YES 2. Suit No. 2593 /2012 - YES 3. Writ Petition No. 1578 of 2016 - NO 4. Writ Petition No.1783 of 2017 – YES
Present Status :	1. Suit No. 2755/ 2011 - Suit is pending for final hearing 2. Suit No. 2593 /2012 - Suit is pending for final hearing 3. Writ Petition No. 1578 of 2016 - It is served on L&T Ltd. and LTR Ltd). The matter is now notified to be listed on 26th September, 2017 before the appropriate Bench, for admission. 4. Writ Petition No.1783 of 2017 – The matter to be listed on 8 th September, 2017 under caption “Fresh Admission”.

