भारतीय गैर न्यायिक

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Rs. 100

ONE HUNDRED RUPEES

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◑ 2017 ◑

RW 444369

NOTARY
UDAI PRAKASH
Mumbai (Maharashtra)
Regd. No. 9972
GOVERNMENT OF INDIA

NOTARY
UDAI PRAKASH
MUMBAI (MAHARASHTRA)
REG. NO. 9972
GOVERNMENT OF INDIA

प्रधान मुद्रांक कार्यालय, मुंबई
प.मू.वि.क्र. ८०००००३
- 5 MAY 2017
सक्षम अधिकारी
श्री. प्र. ना. चिपळूणे

NOTARIAL REG. NO. 08
Sr No 3819 Page No. 96
Date 28/07/2017

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

I, Vikash Khetan duly authorized by JP Infra Mumbai Private Limited (the "**Promoter**") of the real estate project named "**JP North Celeste**" do hereby solemnly declare, undertake and state as under:

जोडपत्र - I Annexure - I

प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव J. P. INFRA (MUMBAI) PVT. LTD.

मुद्रांक विकत घेणाऱ्याचे पत्ता 4th Floor, Viraj Towers, Western Express Highway, Near WEH Metro Station, Andheri (East), Mumbai-400 093.

मुद्रांक विक्रेत्याचा परवाना क्रमांक

मुद्रांक विक्रेत्याची सही

परवाना दिनांक

मुद्रांक विकणाऱ्याचे नाव

मुद्रांक किंमत रुपये

शासकीय कार्यालयाचे नाव

अनामती अदा केल्याचा तपशील

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1. That Promoter has a legal title Report to the lands on which the development of the real estate project is proposed and a legally valid authentication of title of such lands along with an authenticated copy of the agreement between such owner of the land and Promoter for development of the real estate project is enclosed herewith.

2. (a) The rights of entire Real Estate Project have been mortgaged in favour of Catalyst Trusteeship Limited on behalf of the lender Piramal Finance Limited as per the terms of Indenture of Mortgage dated 15th May, 2017 registered in the Office of the Joint Sub-Registrar of Assurances in Bombay – 5 and bearing Sr. No. BBE – 5- 3004/2017 dated 17th May 2017 for Securing Non-Convertible Debentures. The mortgage includes some other projects which are being developed by the Promoter and/or its group entities.

(b) A part of Survey no. 110, Hissa no. 1 (part) was declared surplus vacant land as per the provisions of Urban Land Ceiling & Regulation Land Act, 1976 by order dated 31st March, 1988 passed under section 8(4) of the said Act. Pursuant thereto, the Competent Authority constituted under the said Act passed an order dated 29th August, 1994 approving a scheme under section 20(1) of the said Act as per the terms and conditions set out therein. The said scheme approved by the Competent Authority was revalidated by order dated 21st July, 2016 and the said extension is valid up to 3rd August, 2017. As per the said scheme tenements adm in total 4040 sq mtrs should comprise 40 sq mtrs each, out of which 5 tenements have to be surrendered to the government. The occupation certificate in respect of the remaining premises coming up on or corresponding to Survey no. 110, Hissa no. 1 (pt) or part thereof shall be granted only after discharge of obligation cast on the Owner of the land under the scheme framed as above under section 20 (1) of the said Act. As per an understanding between the Owner of the land and the Developer, as is set out in deed dated 14th February, 2017 notarized on 20th February, 2017 executed by the said Owner of the land, the Owner of the land have confirmed that it will be their responsibility to discharge the obligation arising out of the scheme sanctioned under section 20(1) of the said Act from their share of the constructed premises, so that the Developer's Premises shall be free of any ULC Act obligations.

(c) There are litigations pending as given herein below:

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Sr. No.	Survey No./ Project Name	COURT NO./JUDGE / MAGISTRATE	CASE NO./ Type of Case	PARTIES	Preventive /Injunction/Interim Order	STATUS
1	Survey N. 224/1A and 224/1B of village Ghodbunder, Tal. & Dist. Thane	12-13th CJSD, Thane District Court	SCS 178/2013	Prabhakar Sitaram Patil & 37 Others v. RNA Builders & 18 Ors.	No	For Report
2	Survey N. 224/1A and 224/1B of village Ghodbunder, Tal. & Dist. Thane	Civil Court Senior Division, Thane	Sp. Civil Suit No. 353 of 2008	Goyal Properties and Estate Private Limited and Anr. v. Smt. Parvatibai Rsjaram Patil and 17 Ors.	No	Awaiting Summons
3	Survey N. 224/1A and 224/1B of village Ghodbunder, Tal. & Dist. Thane	Notice of Lis Pendens registered on 11th July 2008 and registered with the office of the Sub-Registrar of Assurances at Serial No. TNN-2/6221 of 2008,	Private Criminal Case No. 107 of 2009	M/s Rajdeep Realtors Pvt. Ltd. v. Mr. Mozes Joseph Toperi	No	For Report
4	Sur. No.110/1, 25/3,110/4,112/4, and 110/3, 110/1 of Village Ghodbunder, Thane	7-10th Joint CJSD,Thane District Court	RCS/403/2016	Hemlata Uday Patil and 3 others v. R N A Corporation Private Limited Company and 7 others	No	For Issues

3. That the time period within which the real estate project shall be completed by the Promoter from the date of registration of the real estate project is 30th June, 2019.

4. For on-going project on the date of commencement of the Act:
That the seventy percent of the amounts to be realized hereinafter by the Promoter from the real estate project from the allottee/s, 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.

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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 account duly certified and signed by such practicing chartered accountant and it shall be verified during the audit that the amounts collected for real estate project have been utilized for the real estate project and the withdrawal shall be in compliance with proportion to the percentage of completion of the real estate 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 has 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.

9. That the Promoter has furnished such other documents as has 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.

V. Khetan

Deponent

VERIFICATION

I, Vikas Khetan duly authorized by JP Infra Mumbai Private Limited (the "**Promoter**") of the real estate project "**JP North Celeste**" do hereby state on solemn affirmation that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified me at Mumbai on this 28th day of July 2017.

V. Khetan

Deponent

IDENTIFIED BY
28.7.17
ANIL KUMAR PANDEY
B.COM, LL.B
ADVOCATE HIGH COURT
Add : Omkar Chawl Janshakti Nagar
Opp. Hanjar Nagar Metro Dongari
Pump House Andheri (E) Mumbai

NOTARY
UDAI PRAKASH
MUMBAI (MAHARASHTRA)
REG. NO. 9973
GOVERNMENT OF INDIA

Before me
28/7/17
UDAI PRAKASH (M.A.LL.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
Regd. No. 9973