

महाराष्ट्र MAHARASHTRA

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VW 307462









FORM 'B'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of L&T Asian Realty Project LLP, the Promoter of the proposed project through its authorized signatory, **Mr. Venkatesh Iyengar,** duly authorized by the Promoter of the proposed project, vide its authorization dated 4th **October, 2019**;

We, L&T Asian Realty Project LLP, a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at L&T House, Ballard Estate, Mumbai 400 001 (hereinafter referred to as the **"Promoter"**), the Promoter of the proposed project namely **"Rejuve 360-Tower A"** at L.B.S. Marg, Mulund (W),Mumbai, do hereby solemnly declare, undertake and state as under:

जोडपत्र - १ Annexure - I

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विक्रेत्याचे नाव _____

मुद्रांक विक्रीची पावती क्रमांक व दिनांक _____

मुद्रांक खरेदीदाराचे नाव व पत्ता _____

- 1 NOV 2019

L&T ASIAN REALTY PROJECT LLP
L&T HOUSE, BALLARD ESTATE,
MUMBAI - 400001

मुद्रांक विक्रेत्याची सही

मुद्रांक खरेदीदाराची सही

- 1 NOV 2019

बार असोसिएशन

(सदर कामासाठी मुद्रांक खरेदी करण्यासाठी सक्षम असल्याचे प्रमाणपत्र)

सदर प्रतिज्ञापत्राकरीता मुद्रांक खरेदी केला त्याची रक्कम प्रतिज्ञापत्रासाठी मुद्रांक खरेदी करण्यापूर्वी ६ महिन्यात खरेदीचे केलेली असावी.

NO
P.K.L
Class I
Reg. No. 1
GOVT. OF

1. That the Promoter is entitled to develop and construct building/s on a parcel of land admeasuring approximately 26,667 sq. mtrs, bearing CTS Nos. 706-B/B (Pt.), 706/B/C (Pt.), 706-B/D (Pt.), 706-B/E (Pt.), 706-B/F (Pt.), 710A (Pt.), 712A (Pt.), of Village Nahur, at L.B.S. Marg, Mulund (W),Mumbai 400080 (hereinafter referred to as the **"said Development Land"**). That the Promoter is constructing Rejuve 360 Tower A, having 2 basements, Lower stilt/ Ground, 7 podiums, 3 stilts and 57 upper floors (hereinafter referred to as the **"said Project"**) on a portion of the said Development Land (hereinafter referred to as the **"Project Land"**).

2. That the Co-Promoter has obtained a legal certificate of title reflecting the flow of title of the Co-Promoter to the said Development Land/the Project Land on which the development of the said Project is proposed to be carried out. An authenticated copy of the title report dated 8th November, 2019 issued by MDP &Partners is enclosed /uploaded with Form A i.e. application for registration of the said Project with Real Estate Regulatory Authority (RERA).

3. That the Promoter has a right to develop the Project Land/said Development Land by virtue of Joint Development Agreement dated 31st July 2017. The Promoter has a legal title to develop the said Project Land on which the development of the said Project is proposed to be carried out and a legally valid authentication of title along with an authenticated copy of the Joint Development Agreement dated 31st July 2017, in respect of the development of the said Development Land, is enclosed herewith/ uploaded on RERA website.

4. That the details of encumbrances, litigation and/or any rights, title, interest or name of any party in or over the said Project Land/Development Land are enclosed/uploaded with Form A- Application for registration of the said Project with RERA and a list detailing the same is submitted along with Form B of the Co-Promoter.

5. That the time period within which the said Project shall be completed by the Promoter is 31st December 2025.

6. 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 Project land cost and shall be used only for the purpose in accordance with Real Estate (Regulation and Development) Act, 2016 ("RERA") and rules thereunder. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 Circular no.3 of the Maharashtra Real Estate (Regulation &Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of interest and disclosures on Website) Rules, 2017 (Rules).

7. 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



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

8. That the Promoter /Co-Promoter shall take all the pending approvals on time, from the competent authorities.

9. 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 7 (seven) days of the said changes occurring.

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

1, Venkatesh Iyengar duly authorized signatory of L&T Asian Realty Project LLP, 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 22nd day of Nov 2019

Deponent

NOTARY R. K. SINGH Area Greater Mumbai & Thane Distt. Regd. No. 11212 GOVT. OF INDIA

22-11-19
R. K. Singh
B.SC.LL.B
(Advocate & Notary Govt. of India)
Greater Mumbai & Thane Dist