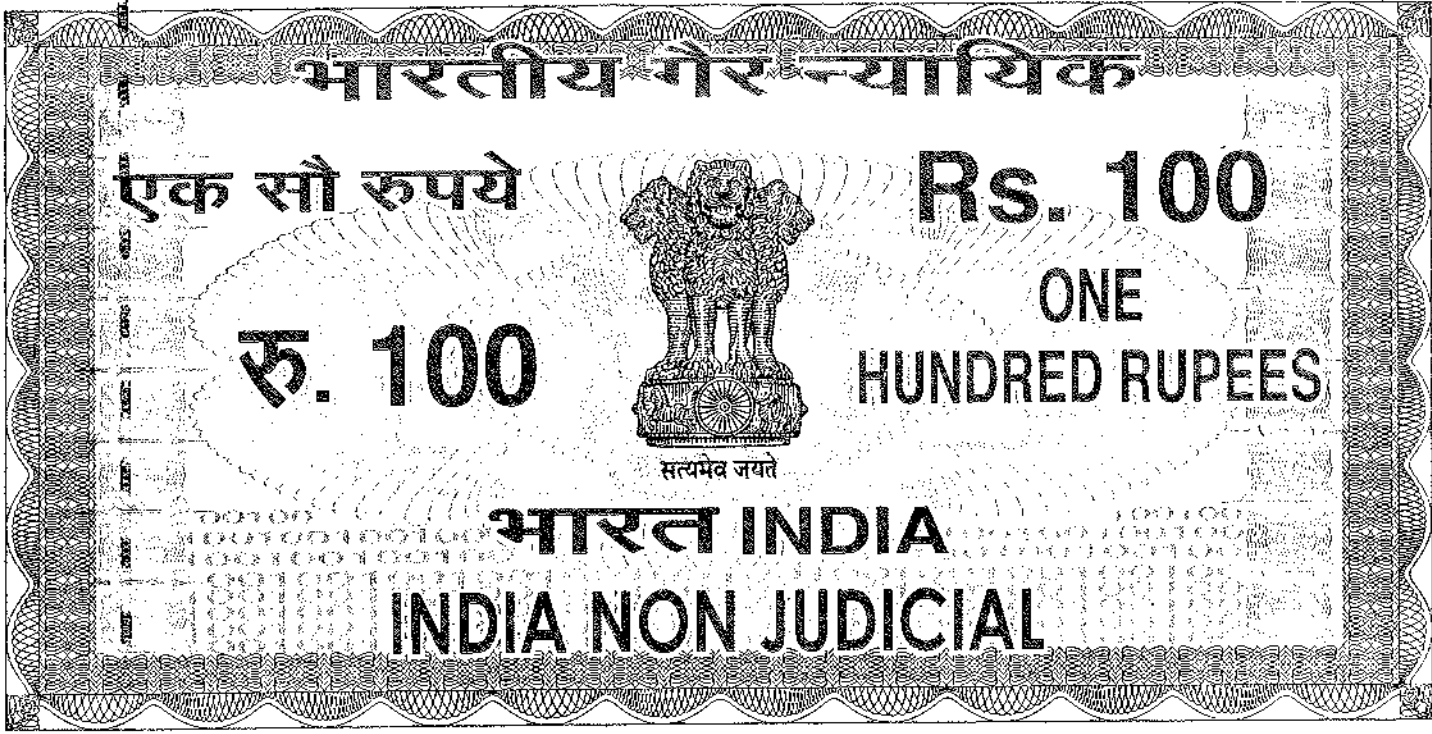




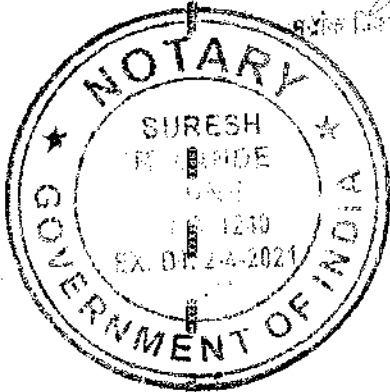
महाराष्ट्र MAHARASHTRA

2018

TZ 070948

अनु.क्र. 28890 दि. 28/03/18 म.श.रुप. 100
 दस्तावेज प्रमाण 221 कोपिलेडि
 एकरा नोंदणी करणारा व्यक्तीचा नाव ? होय/नाही.
 भिन्नकालीन वर्णन
 मुद्रांक प्रमाण लेखाच्या नांव श्री. सुहास निगुडकर लिमिटेड
 पत्ता २२, २२, २२, २२
 दस्तावेज प्रमाण लेखाचे नांव
 हस्त प्रमाण लेखाचे नांव व पत्ता श्री. सुहास निगुडकर लिमिटेड
 शुभांगी सुहास निगुडकर
 २२/०३/२०१८

महाराष्ट्र गैर न्यायिक
 20 MAR 2018
 शुभांगी सुहास निगुडकर
 २२/०३/२०१८



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 of Mr. Kaustubh Nigudkar authorized by the Promoter of the project bearing no P52100000067 located at Bhugaon, Pune.



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 of Mr. Kaustubh Nigudkar authorized by the Promoter of the project bearing no P52100000067 located at Bhugaon, Pune.

I, Mr Kaustubh Nigudkar, duly authorized by the Matrix Developers Ltd [Promoter] of the Project, do hereby solemnly declare, undertake and state as under:

1. That HDFC Limited has an encumbrance over pieces and parcels of land admeasuring of 6,82,450 sq.mtrs., less the sold area alongwith undivided share in the land appurtenant thereto and Open Spaces (the same being detailed in the Annexure B attached hereto) having area admeasuring approx 202,237.84 sq.mtrs , together with construction thereon present and future together with all present and future FSI/TDR and any accruals/income/claim that may arise from the land/construction thereon and all receivables from sale of any unit constructed on the abovementioned project land as mentioned in the [Indenture of Mortgage] dated 4th May 2017 for raising finance of Rs. 275,00,00,000 (Rupees two hundred and seventy five crore only) for the purpose of construction of the Project.
2. That seventy (70%) percent of the amounts realised from the allottees by the Promoter from the Project from time to time are deposited in a separate account bearing no. 57500000021203 with HDFC Bank Limited.
3. That the Promoter has executed a debenture trust deed with IDBI Trusteeship Services Limited ("Debenture Trustee") on 26th November 2018 ("Debenture Trust Deed") for issuing unlisted, secured, non convertible debentures of an aggregate value of Rs. 99,29,00,000 (Rupees Ninety Nine Crore Twenty Nine lakh) on a private placement basis to KKR India Asset Finance Private Limited ("KKR") for the purpose of the Project. The abovementioned debentures are secured by mortgaging the apartments in Tower 9, Tower 10 and Tower 11 of the Project along with other common amenities (as specified in detail in Schedule A).
4. As per the terms of Debenture Trust Deed, the Promoter is required to open another separate account in HDFC Bank for the purpose of bifurcating the amounts to be received by the Promoter from the sale proceeds of various flats (the Receivables) attributable towards various lenders.
5. That HDFC Limited has issued a no objection certificate, dated 21st November 2018, in releasing their charge over 237 unsold apartments that HDFC Limited had an encumbrance over under the [Indenture of Mortgage] dated 4th May 2017.
6. That the Promoter undertakes and agrees to provide the Maharashtra Real Estate Regulatory Authority with details of the new separate account once the same is operational.
7. That the Promoter shall withdraw all amounts from this new separate account in accordance with the certificate issued by a practicing Chartered Accountant as mentioned under Rule 5.
8. That the Promoter shall get the new separate account audited within six months after the end of every financial year by a practicing Chartered Accountant and shall produce a statement of

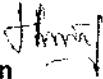


(K)

accounts duly certified and signed by such practicing Chartered Accountant and the same 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 completion of the project.

9. That the Promoter shall complete the project in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 along with the rules and regulations made thereunder, in force and as amended and modified from time to time.

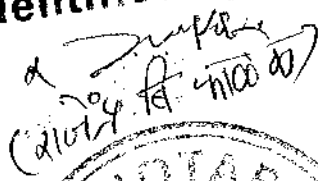
For MATRIX DEVELOPERS LIMITED
Deponent

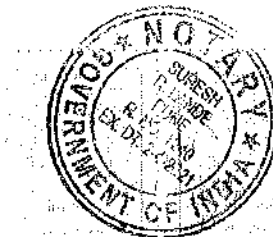
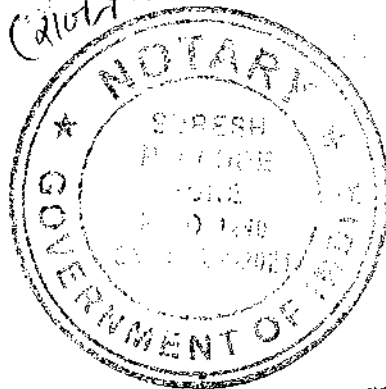
Verification 
Authorized Signatory

The contents of my above declaration cum undertaking are true and correct and nothing material has been concealed by me therefrom

Verified by me at Pune on this 27 day of Nov, 2018
For MATRIX DEVELOPERS LIMITED


Deponent Authorized Signatory

Identified by me

Suresh R. Lande



NOTARIAL

NOTARIAL



NOTARIAL



NOTARIAL

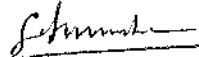
NOTARIAL

Noted and Registered
at Serial Number

B-226-2018

27 NOV 2018

BEFORE ME



SURESH R. LANDE
NOTARY
GOVT OF INDIA

27 NOV 2018

Adv. Suresh Ramchandra Lande
NOTARY Govt. of India
Erandwana, Gaonthan,
Poona -411004 Regd. No 1240

SCHEDULE A

DETAILS OF MORTGAGED PROPERTIES

Schedule
Mortgaged Apartments in Tower 9, 10 & 11

WING	UNIT	SALABLE AREA (Sq. Ft.)	Total Carpet (sq mtrs) (Including Terrace, Balcony ETC)	FLOOR
T9	T9 -1706	904	62.19	17TH FLOOR
T9	T9 -1705	904	62.19	17TH FLOOR
T9	T9 -1704	911	62.69	17TH FLOOR
T9	T9 -1703	911	62.69	17TH FLOOR
T9	T9 -1702	904	62.19	17TH FLOOR
T9	T9 -1701	904	62.19	17TH FLOOR
T9	T9 -1606	901	62.02	16TH FLOOR
T9	T9 -1605	901	62.02	16TH FLOOR
T9	T9 -1604	911	62.69	16TH FLOOR
T9	T9 -1602	901	62.02	16TH FLOOR
T9	T9 -1601	901	62.02	16TH FLOOR
T9	T9 -1506	904	62.19	15TH FLOOR
T9	T9 -1505	904	62.19	15TH FLOOR
T9	T9 -1504	911	62.69	15TH FLOOR
T9	T9 -1503	911	62.69	15TH FLOOR
T9	T9 -1502	904	62.19	15TH FLOOR
T9	T9 -1501	904	62.19	15TH FLOOR
T9	T9 -1406		62.02	14TH FLOOR



		901		
T9	T9 -1405	901	62.02	14TH FLOOR
T9	T9 -1404	911	62.69	14TH FLOOR
T9	T9 -1403	911	62.69	14TH FLOOR
T9	T9 -1402	901	62.02	14TH FLOOR
T9	T9 -1401	901	62.02	14TH FLOOR
T11	T11 -1706	904	62.19	17TH FLOOR
T11	T11 -1705	904	62.19	17TH FLOOR
T11	T11 -1703	911	62.69	17TH FLOOR
T11	T11 -1702	904	62.19	17TH FLOOR
T11	T11 -1701	904	62.19	17TH FLOOR
T11	T11 -1606	901	62.02	16TH FLOOR
T11	T11 -1605	901	62.02	16TH FLOOR
T11	T11 -1603	911	62.69	16TH FLOOR
T11	T11 -1602	901	62.02	16TH FLOOR
T11	T11 -1503	911	62.69	15TH FLOOR
T11	T11 -1406	901	62.02	14TH FLOOR
T11	T11 -1405	901	62.02	14TH FLOOR
T11	T11 -1403	911	62.69	14TH FLOOR
T11	T11 -1402	901	62.02	14TH FLOOR
T11	T11 -1401	901	62.02	14TH FLOOR
T11	T11 -1306	904	62.19	13TH FLOOR
T11	T11 -1305	904	62.19	13TH FLOOR
T11	T11 -1303	911	62.69	13TH FLOOR



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T11	T11 -1302	904	62.19	13TH FLOOR
T11	T11 -1301	904	62.19	13TH FLOOR
T11	T11 -1206	901	62.02	12TH FLOOR
T11	T11 -1202	901	62.02	12TH FLOOR
T11	T11 -1201	901	62.02	12TH FLOOR
T11	T11 -1106	904	62.19	11TH FLOOR
T11	T11 -1105	904	62.19	11TH FLOOR
T11	T11 -1103	911	62.69	11TH FLOOR
T11	T11 -1102	904	62.19	11TH FLOOR
T11	T11 -1101	904	62.19	11TH FLOOR
T11	T11 -1006	901	62.02	10TH FLOOR
T11	T11 -1005	901	62.02	10TH FLOOR
T11	T11 -1003	911	62.69	10TH FLOOR
T11	T11 -1001	901	62.02	10TH FLOOR
T11	T11 -0906	904	62.19	9TH FLOOR
T11	T11 -0905	904	62.19	9TH FLOOR
T11	T11 -0903	911	62.69	9TH FLOOR
T11	T11 -0901	904	62.19	9TH FLOOR
T11	T11 -0805	901	62.02	8TH FLOOR
T11	T11 -0803	911	62.69	8TH FLOOR
T11	T11 -0801	901	62.02	8TH FLOOR
T11	T11 -0706	904	62.19	7TH FLOOR
T11	T11 -0703	911	62.69	7TH FLOOR
T11	T11 -0606		62.02	6TH FLOOR



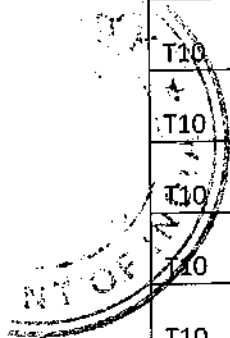
		901		
T11	T11 -0603	911	62.69	6TH FLOOR
T11	T11 -0506	904	62.19	5TH FLOOR
T11	T11 -0503	911	62.69	5TH FLOOR
T11	T11 -0502	904	62.19	5TH FLOOR
T11	T11 -0406	901	62.02	4TH FLOOR
T11	T11 -0405	901	62.02	4TH FLOOR
T11	T11 -0403	911	62.69	4TH FLOOR
T11	T11 -0402	901	62.02	4TH FLOOR
T11	T11 -0401	901	62.02	4TH FLOOR
T11	T11 -0306	904	62.19	3RD FLOOR
T11	T11 -0303	911	62.69	3RD FLOOR
T11	T11 -0301	904	62.19	3RD FLOOR
T11	T11 -0206	901	62.02	2ND FLOOR
T11	T11 -0203	911	62.69	2ND FLOOR
T11	T11 -0202	901	62.02	2ND FLOOR
T10	T10 -1710	901	62.04	17TH FLOOR
T10	T10 -1709	901	62.04	17TH FLOOR
T10	T10 -1708	901	62.04	17TH FLOOR
T10	T10 -1707	901	62.04	17TH FLOOR
T10	T10 -1706	911	62.69	17TH FLOOR
T10	T10 -1705	911	62.69	17TH FLOOR
T10	T10 -1704	901	62.04	17TH FLOOR
T10	T10 -1703	901	62.04	17TH FLOOR



T10	T10 -1702	901	62.04	17TH FLOOR
T10	T10 -1701	901	62.04	17TH FLOOR
T10	T10 -1610	899	61.86	16TH FLOOR
T10	T10 -1609	899	61.86	16TH FLOOR
T10	T10 -1608	899	61.86	16TH FLOOR
T10	T10 -1607	899	61.86	16TH FLOOR
T10	T10 -1606	911	62.69	16TH FLOOR
T10	T10 -1605	911	62.69	16TH FLOOR
T10	T10 -1604	899	61.86	16TH FLOOR
T10	T10 -1603	899	61.86	16TH FLOOR
T10	T10 -1602	899	61.86	16TH FLOOR
T10	T10 -1601	899	61.86	16TH FLOOR
T10	T10 -1510	901	62.04	15TH FLOOR
T10	T10 -1508	901	62.04	15TH FLOOR
T10	T10 -1507	901	62.04	15TH FLOOR
T10	T10 -1506	911	62.69	15TH FLOOR
T10	T10 -1504	901	62.04	15TH FLOOR
T10	T10 -1502	901	62.04	15TH FLOOR
T10	T10 -1501	901	62.04	15TH FLOOR
T10	T10 -1410 (B2B)	899	61.86	14TH FLOOR
T10	T10 -1409 (B2B)	899	61.86	14TH FLOOR
T10	T10 -1408 (B2B)	899	61.86	14TH FLOOR
T10	T10 -1407 (B2B)	899	61.86	14TH FLOOR
T10	T10 -1406 (B2B)		62.69	14TH FLOOR



		911		
T10	T10 -1404 (B2B)	899	61.86	14TH FLOOR
T10	T10 -1403 (B2B)	899	61.86	14TH FLOOR
T10	T10 -1402 (B2B)	899	61.86	14TH FLOOR
T10	T10 -1401 (B2B)	899	61.86	14TH FLOOR
T10	T10 -1310	901	62.04	13TH FLOOR
T10	T10 -1309	901	62.04	13TH FLOOR
T10	T10 -1308	901	62.04	13TH FLOOR
T10	T10 -1307	901	62.04	13TH FLOOR
T10	T10 -1306	911	62.69	13TH FLOOR
T10	T10 -1305	911	62.69	13TH FLOOR
T10	T10 -1304	901	62.04	13TH FLOOR
T10	T10 -1303	901	62.04	13TH FLOOR
T10	T10 -1302	901	62.04	13TH FLOOR
T10	T10 -1301	901	62.04	13TH FLOOR
T10	T10 -1210	899	61.86	12TH FLOOR
T10	T10 -1209	899	61.86	12TH FLOOR
T10	T10 -1208	899	61.86	12TH FLOOR
T10	T10 -1207	899	61.86	12TH FLOOR
T10	T10 -1206	911	62.69	12TH FLOOR
T10	T10 -1202	899	61.86	12TH FLOOR
T10	T10 -1201	899	61.86	12TH FLOOR
T10	T10 -1110	901	62.04	11TH FLOOR
T10	T10 -1109	901	62.04	11TH FLOOR



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T10	T10-1108	901	62.04	11TH FLOOR
T10	T10-1107	760	62.04	11TH FLOOR
T10	T10-1106	911	62.69	11TH FLOOR
T10	T10-1105	911	62.69	11TH FLOOR
T10	T10-1104	901	62.04	11TH FLOOR
T10	T10-1103	901	62.04	11TH FLOOR
T10	T10-1102	901	62.04	11TH FLOOR
T10	T10-1101	901	62.04	11TH FLOOR
T10	T10-1010	899	61.86	10TH FLOOR
T10	T10-1009	899	61.86	10TH FLOOR
T10	T10-1008	899	61.86	10TH FLOOR
T10	T10-1007	899	61.86	10TH FLOOR
T10	T10-1006	911	62.69	10TH FLOOR
T10	T10-1004	899	61.86	10TH FLOOR
T10	T10-1002	899	61.86	10TH FLOOR
T10	T10-1001	899	61.86	10TH FLOOR
T10	T10-0910	901	62.04	9TH FLOOR
T10	T10-0909	901	62.04	9TH FLOOR
T10	T10-0908	901	62.04	9TH FLOOR
T10	T10-0907	901	62.04	9TH FLOOR
T10	T10-0906	911	62.69	9TH FLOOR
T10	T10-0905	911	62.69	9TH FLOOR
T10	T10-0904	901	62.04	9TH FLOOR
T10	T10-0903		62.04	9TH FLOOR



		901		
T10	T10-0902	901	62.04	9TH FLOOR
T10	T10-0901	901	62.04	9TH FLOOR
T10	T10-0810	899	61.86	8TH FLOOR
T10	T10-0809	899	61.86	8TH FLOOR
T10	T10-0808	899	61.86	8TH FLOOR
T10	T10-0807	899	61.86	8TH FLOOR
T10	T10-0806	911	62.69	8TH FLOOR
T10	T10-0803	899	61.86	8TH FLOOR
T10	T10-0802	899	61.86	8TH FLOOR
T10	T10-0801	899	61.86	8TH FLOOR
T10	T10-0710	901	62.04	7TH FLOOR
T10	T10-0709	901	62.04	7TH FLOOR
T10	T10-0708	901	62.04	7TH FLOOR
T10	T10-0707	901	62.04	7TH FLOOR
T10	T10-0706	911	62.69	7TH FLOOR
T10	T10-0704	901	62.04	7TH FLOOR
T10	T10-0703	901	62.04	7TH FLOOR
T10	T10-0702	901	62.04	7TH FLOOR
T10	T10-0701	901	62.04	7TH FLOOR
T10	T10-0610	899	61.86	6TH FLOOR
T10	T10-0609	899	61.86	6TH FLOOR
T10	T10-0608	899	61.86	6TH FLOOR
T10	T10-0607	899	61.86	6TH FLOOR



T10	T10 -0606	911	62.69	6TH FLOOR
T10	T10 -0605	911	62.69	6TH FLOOR
T10	T10 -0604	899	61.86	6TH FLOOR
T10	T10 -0603	899	61.86	6TH FLOOR
T10	T10 -0602	899	61.86	6TH FLOOR
T10	T10 -0601	899	61.86	6TH FLOOR
T10	T10 -0510	901	62.04	5TH FLOOR
T10	T10 -0509	901	62.04	5TH FLOOR
T10	T10 -0508	901	62.04	5TH FLOOR
T10	T10 -0507	901	62.04	5TH FLOOR
T10	T10 -0506	911	62.69	5TH FLOOR
T10	T10 -0505	911	62.69	5TH FLOOR
T10	T10 -0504	901	62.04	5TH FLOOR
T10	T10 -0503	901	62.04	5TH FLOOR
T10	T10 -0502	901	62.04	5TH FLOOR
T10	T10 -0501	901	62.04	5TH FLOOR
T10	T10 -0410	899	61.86	4TH FLOOR
T10	T10 -0409	899	61.86	4TH FLOOR
T10	T10 -0408	899	61.86	4TH FLOOR
T10	T10 -0407	899	61.86	4TH FLOOR
T10	T10 -0406	911	62.69	4TH FLOOR
T10	T10 -0405	911	62.69	4TH FLOOR
T10	T10 -0404	899	61.86	4TH FLOOR
T10	T10 -0403		61.86	4TH FLOOR



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		899		
T10	T10-0402	899	61.86	4TH FLOOR
T10	T10-0401	899	61.86	4TH FLOOR
T10	T10-0310	901	62.04	3RD FLOOR
T10	T10-0309	901	62.04	3RD FLOOR
T10	T10-0308	901	62.04	3RD FLOOR
T10	T10-0307	901	62.04	3RD FLOOR
T10	T10-0306	911	62.69	3RD FLOOR
T10	T10-0304	901	62.04	3RD FLOOR
T10	T10-0303	901	62.04	3RD FLOOR
T10	T10-0302	901	62.04	3RD FLOOR
T10	T10-0301	901	62.04	3RD FLOOR
T10	T10-0210	899	61.86	2ND FLOOR
T10	T10-0209	899	61.86	2ND FLOOR
T10	T10-0208	899	61.86	2ND FLOOR
T10	T10-0207	899	61.86	2ND FLOOR
T10	T10-0206	911	62.69	2ND FLOOR
T10	T10-0205	911	62.69	2ND FLOOR
T10	T10-0204	899	61.86	2ND FLOOR
T10	T10-0203	899	61.86	2ND FLOOR
T10	T10-0202	899	61.86	2ND FLOOR
T10	T10-0201	899	61.86	2ND FLOOR
T10	T10-0110	901	62.04	1ST FLOOR
T10	T10-0109	902	62.05	1ST FLOOR



T10	T10-0108	735	50.6	1ST FLOOR
T10	T10-0107	901	62.04	1ST FLOOR
T10	T10-0106	911	62.69	1ST FLOOR
T10	T10-0105	911	62.69	1ST FLOOR
T10	T10-0104	901	62.04	1ST FLOOR
T10	T10-0103	735	50.6	1ST FLOOR
T10	T10-0102	902	62.05	1ST FLOOR
T10	T10-0101	901	62.04	1ST FLOOR
Total		2,13,544	14,705	

1. all rights, benefits, privileges and entitlements to the abovesaid Apartments including the right to use all common areas, facilities and amenities in the Larger Highland Project together with the benefit of all common areas, facilities, amenities as may be relatable to the Debenture Holder Identified Apartments and/or the usage whereof may run with the usage of the Debenture Holder Identified Apartments such as the recreational areas, club house, and other common areas.
2. all development rights pertaining to the abovesaid Apartments
3. 260 car parking spaces from Project (as per below table).

	Lower podium	Upper podium	Upper podium (back to back)	Total
KKR	116	139	5	260

