

महाराष्ट्र MAHARASHTRA

2020

WV 219689



श्री. सी. टी. आंबेकर

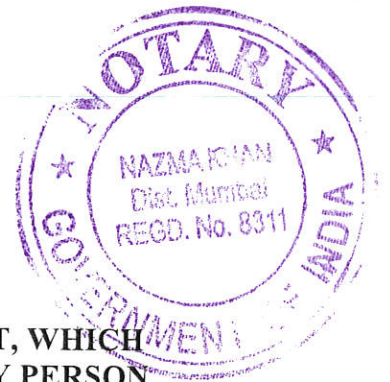
FORM 'REP-II'

[See rule 3(3)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

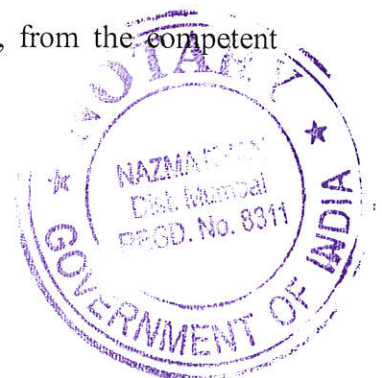
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sriram Mahadevan duly authorized by JOYVILLE SHAPOORJI HOUSING PRIVATE LIMITED being the promoter of the proposed project, vide its authorization dated 31st July 2018;




I, Mr. Sriram Mahadevan duly authorized by the promoter being **JOYVILLE SHAPOORJI HOUSING PRIVATE LIMITED** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. The promoter has obtained a loan from IndusInd Bank Limited ("**IndusInd**") in terms of the master general terms agreement dated January 3, 2019 ("**IndusInd Loan**"). For the purpose of securing its obligations towards IndusInd with respect to the IndusInd Loan, the promoter has created a charge by way of equitable mortgage over the said land, the proposed project and all assets in relation thereof in favour of IDBI Trusteeship Services Limited (the security trustee), for the benefit of IndusInd, in terms of the memorandum of entry dated January 3, 2019 ("**IndusInd Mortgage**").
3. That the time period within which the project shall be completed by the promoter is 31st July 2025.
4. That seventy per cent of the amounts realised by the 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. 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 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.



9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
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, on the grounds of sex, cast, creed, religion etc.


Deponent

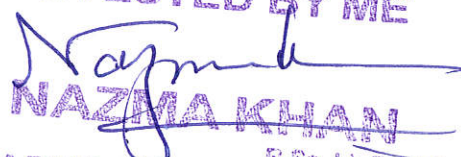
Verification

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 _____ on this ____ day of _____.



IDENTIFIED BY ME
07/11/2020
SAURABH SHYAM
ADVOCATE HIGH COURT
Address: Dr. Badwaik Compound,
Chandraraj & Arihant Bank, L.B.S. Marg,
Bhandup West, Mumbai 400078.

ATTESTED BY ME

NAZMA KHAN
B.Sc. LL.B.
ADVOCATE & NOTARY
Regd. No. 8311
Shop No. 32, Kedy Shopping Center,
Bellasis Rd, Nagpada, Mumbai-400 008.