



उत्तर प्रदेश UTTAR PRADESH

EG 478980

FORM 'B'
[See rule3(4)]

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./Ms. Amit Jain, promoter of the proposed project / duly authorized by the promoter "Mahagun Real Estate Private Limited of the proposed commercial project "Mahagun Marina Wwalk" Mall vide its/his/their authorization dated 17th August, 2018.

I, promoter of the proposed project / duly authorized by the promoter of the proposed project "Mahagun Marina Wwalk" Mall, do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed has a legal title to the land on which the development of the proposed project is to be carried out 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. That the said land is free from all encumbrances. OR That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details. Attached as Annexure 1.



Amit Jain

3. That the time period within which the project shall be completed by me/promoter is **December 2025**.
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

AJ

[Signature]

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 Noida on this day of 17th August 2018

AJ

[Signature]

Deponent



23 AUG 2018

Annexure-1

Statement of Encumbrances on the "Mahagun Marina Wwalk" Mall, a Commercial Project located at C-2, Sector – 16B, Greater Noida (West) as of 17th August 2018 developed by the Promoter 'Mahagun Real Estate Private Limited"

The Company has availed of a credit facilities aggregating to Rs. 200,00,00,000/- (Rupees Two hundred Crores) from DMI Finance Private Ltd for construction and development of the Commercial Project located at Plot C-2, Sector-16B, Greater Noida, Uttar Pradesh.

The facilities are secured by mortgage of project land admeasuring approx 18,694 square metres located at the above mentioned Plot C-2, Sector-16B, Greater Noida, Uttar Pradesh and construction thereon, both present and future and hypothecation of receivables against the project in favour of the debenture trustee "Axis Trustee Services Limited" acting as the trustee for debenture holder DMI Finance Private Ltd. The facilities are further secured by personal guarantee of Directors.

R. K. Gupta



ATTESTATION
R. K. Gupta
Notary Public
Govt. of India

23 AUG 2018