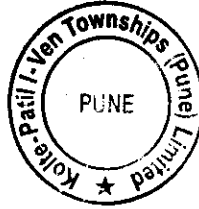
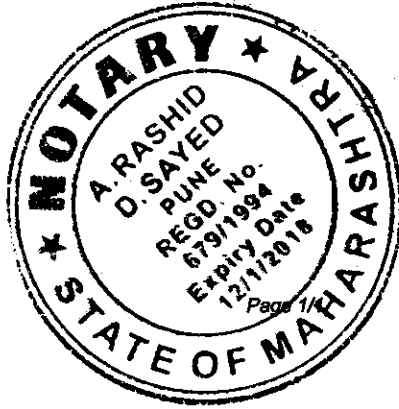


CHALLAN  
MTR Form Number-6

GRN	MH004005727201718E	BARCODE	Date 29/07/2017-17:18:02		Form ID
Department Inspector General Of Registration		Payer Details			
Non-Judicial Stamp Vendor		TAX ID (If Any)			
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha		PAN No.(If Applicable)		AABCI5807K	
Office Name HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		KOLTE PATIL I VEN TOWNSHIPS PUNE LIMITED	
Location PUNE					
Year 2017-2018 One Time		Flat/Block No.		SURVEY NO 74	
Account Head Details		Amount In Rs.		Premises/Building	
0030046401 Sale of NonJudicial Stamp		500.00		Road/Street MARUNJI	
		Area/Locality		PUNE	
		Town/City/District			
		PIN		4 1 1 0 5 7	
		Remarks (If Any)			
		AFFIDAVIT CUM DECLARATION			
Total		500.00		Amount In Five Hundred Rupees Only	
		Words			
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332017072914352 131132168	
Cheque/DD No.		Bank Date	RBI Date	29/07/2017-17:19:21 Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

Mobile No. : Not Available



*[Signature]*

Print Date 29-07-2017 05:20:21

**FORM 'B'**  
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Kolte-Patil I-Ven Townships (Pune) Limited (CIN: - 102PN2005PLC140660) ("Promoter"), a Company duly incorporated and registered under the Companies Act, 1956, having its registered office at S. No. 74, Marunji, Hinjewadi-Marunji-Kasarsai Road, Taluka Mulshi, Pune - 411057 duly authorized by the promoter of the proposed ongoing project namely "Life Republic Sector R1 - 1<sup>st</sup> Avenue", lying and being at Village Jambhe and Marunji, Taluka - Mulashi, District - Pune vide its board resolution dated 21 July 2017;

I, Mahesh Saluja, promoter of the proposed project / duly authorized by the promoter of the proposed ongoing project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title Report to the land on which the development of the project is proposed ongoing.

That Mr. Rajesh Patil and others are the sole and absolute owners of the Larger Property and on a part of which the said project/Sector is ongoing. Kolte-Patil I-Ven Townships (Pune) Limited has got valid and subsisting development rights from the aforesaid owners to construct building/s thereon. The title of the said land and valid development rights of the promoter has been duly investigated under the Search and Title Report issued by M/s. UDK & Associates dated 21/09/2011 and supplementary Search and Title Report dated 09/10/2013, 28/12/2015 & 23/02/2017 (Phase 1) and Search and Title Report dated 20/11/2013, 29/03/2014 & 02/06/2014 (Phase 2).

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.

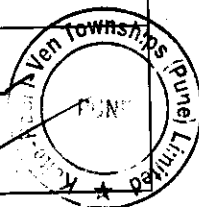
2. That the project land is free from all encumbrances and litigations except as mentioned below:-

**Encumbrances:**

Sr. No.	Details
1	Sector R1 Building A to G and Sector R3 Building A to E has been mortgaged to IndusInd Bank Limited for the credit facility availed of Rs. 200 Crores.
2	Sector R1 Building A to G and Sector R3 Building A to D has been mortgaged to State Bank of India for the credit facility availed of Rs. 100 Crores.

**Litigations on the entire project land - "Life Republic phase 1 and 2"**

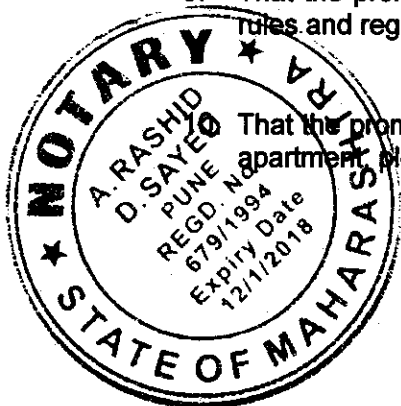
Sr. No.	Court name	Case No.	Year	Survey Nos.	Present status
1	CJJD	SPL. CS No. 265/2013	2013	126/2 (Village Jambe)	Pending for Issues
2	CJJD	SPL.CS No. 281/2012	2012	126/1 & 127/2 (Village Jambe)	Pending for Argument
3	CJJD	RCS No. 1487/2005	2005	125/1 (Village Jambe)	Pending for Written Statement
4	CJSD	SPL.C.S.2255/2009	2009	74/7 & 74/8 (Village Marunji)	Pending for order on Exh.5
5	CJSD	SPL.C.S. 575/2015	2015	122, 121, 117 & 118 (1+2+3/1) (Village Jambe)	Awaiting summons



6	Supreme Court	S.L.P. (C). CC No. 9467/2017	2017	69 (Village Nere)	The impugned judgment & final order dated 23/01/2017 in Writ Petition No. 9891/2015 passed by Hon'ble High Court, Judicature at Bombay filed against the Promoter has been stayed by Hon'ble Supreme Court vide its order dated 9/5/2017. This Petition is Pending for filing of counter affidavit by respondents.
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3. That the time period within which the project shall be completed by promoter from the date of registration of project: 31 December 2026.
4. (a) For new projects :-  
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.
- (b) For ongoing project on the date of commencement of the Act  
(i) That seventy per cent of the amounts to be realised hereinafter 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 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 accounts duly certified and signed by such practicing 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.
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 have 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

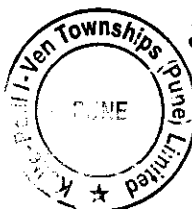
That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



#### 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 Pune on this 29 day of July 2017.

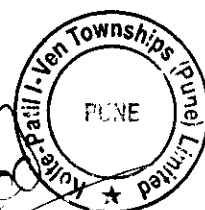


Deponent

ATTESTED BY

A. Rashid D. Sayed  
Notary, State of Maharashtra

29 JUL 2017



Deponent

Noted & Registered  
At. Sr. No. 15318/17