

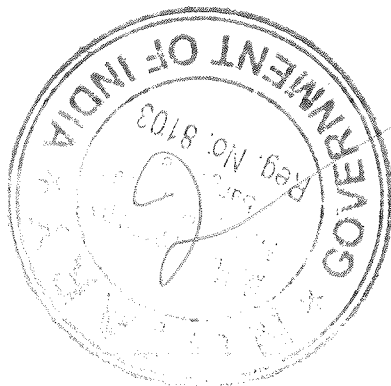
FORM-B  
[See rule 3(4)]  
DECLARATION

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರಿ  
ಉಪನಿರ್ದೇಶಕರು,  
ಗಾಂಧಿನಗರ, ಬೆಂಗಳೂರು-9

**Affidavit cum Declaration of Mr. Rahul Sabharwal Director and duly authorized by the promoter of the proposed project vide its authorization dated \_\_\_\_\_:**

I, Rahul Sabharwal Son of Avinash Chander Sabharwal aged 43 R/o 705/805, Raxton Divyashree Elan, Sarjapur Road, Opp to Total Mall, Bangalore 560102 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.
2. That Promoter has taken loan facilities from Kotak Mahindra and created a charge of Rs. 21 Crores on the project land and that there is no litigation pending related to any rights, title, interest in the project.
3. That the time period within which the project or phase thereof, as the case may be, shall be completed by promoter is 31.03.2018.
4. That seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

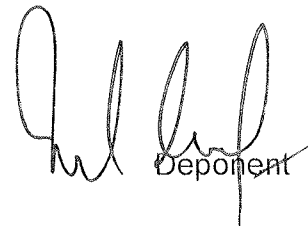


7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected 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 promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.

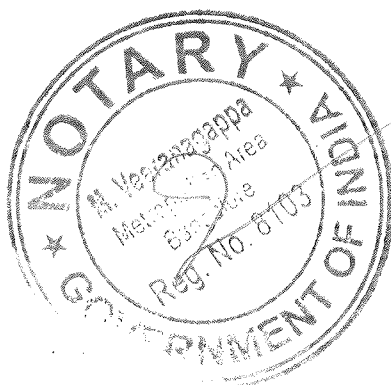
10. That promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

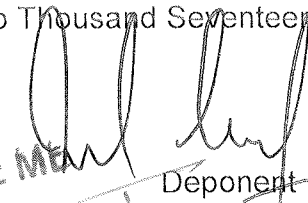
  
Deponent

#### Verification

I Rahul Sabharwal Son of Avinash Chander Sabharwal aged 43 R/o 705/805, Raxton Divyashree Elan, Sarjapur Road, Opp to Total Mall, Bangalore 560102 do hereby verify that the contents in para No. 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Bangalore on this Twenty-first day of July Two Thousand Seventeen.



  
Deponent

SWORN TO BEFORE ME  
M. VEERANAGAPPA  
B.A., B.Com., LL.B.  
ADVOCATE & NOTARY  
Government of India  
No. 10514, Omkara Nilaya, 1st Main  
9th 'A' Cross, Kengeri Upanagar  
BANGALORE - 560 060



BUILDING HAPPY WORLDS!

### Affidavit

1. Building and layout approval available for the entire parcel of 15910.7 sqm under Plot/khasra no.200/141/154,141/152,127,126,128,133,134,175/142,171/199,178/100,180/102,173/105/161,182/106,184/113
2. The address and Location details provided in RERA registration form is for this entire parcel of the land
  - i) Address-  
Plot Bearing Khasra No.  
200/141/154,141/152,127,126,128,133,134,175/142,171/199,178/100,180/102,173/105/161,182/106,184/113 Of Tehsil Tijara, District Alwar, State Rajasthan, Pin 301707
3. The Land parcel of 15910.7sqm is bifurcated and is being developed by 2 promoters: VBHC Delhi Value homes Pvt Ltd and Anemones Hospitality and Hotels private Ltd  
Land Area for VBHC Delhi Value homes Pvt Ltd is 9546.40 sqm  
Land Area for Anemones Hospitality and Hotels Private L td is 6364.3 sqm
4. The Land area indicated in the RERA registration application is for the land parcel around the 2 blocks A ,E and club house that is being registered. Hence the land area indicated is 7369.14sqm
5. The 2 residential building clusters and 1 club house block have been approved for the overall land parcel of 15910.7 sqm areas.
6. The Residential buildings as per the approved Sanction drawings are named as Cluster 1 and Cluster 2. The Clusters are bifurcated into individual blocks as per below table:

| Name of cluster | Name of blocks            | Number of blocks |
|-----------------|---------------------------|------------------|
| Cluster 1       | Block A, Block B          | 2                |
| Cluster 2       | Block C, Block D, Block E | 3                |

VBHC Bhiwadi

### VBHC Delhi Value Homes Private Limited

(A Subsidiary of VBHC Value Homes Private Limited - formerly known as "Value and Budget Housing Corporation Private Limited")

Registered Office: VBHC House, 74 & 75 Millers Road, Vasanthnagar, Bangalore 560052

Tel : + 91 80 43479500, CIN : U45201KA2010PTC053386

www.vbhc.com



BUILDING HAPPY WORLDS!

7. The Residential blocks Sanctioned and proposed in Phase I are mentioned below:

|            | TOTAL NO OF BLOCKS      | VBHC DELHI VALUE HOMES PRIVATE LIMITED | ANEMONES HOSPITALITY AND HOTELS PRIVATE LTD |
|------------|-------------------------|----------------------------------------|---------------------------------------------|
| SANCTIONED | 5 BLOCKS + 1 CLUB HOUSE | 3 BLOCKS                               | 2 BLOCKS                                    |
| PROPOSED   | 5 BLOCKS + 1 CLUB HOUSE | 3 BLOCKS                               | 2 BLOCKS                                    |
| PHASE I    | 4 BLOCKS + 1 CLUB HOUSE | 2 BLOCKS                               | 2 BLOCKS                                    |

8. This registration is for the parcel being developed by VBHC Delhi Value homes Pvt Ltd and for 2 no's residential blocks A & E and 1 club house block under phase 1
9. The amenities, parking slots, services and green spaces will be shared by the customers of VBHC Delhi Value homes Pvt Ltd and Anemones Hospitality and Hotels private Ltd.
10. The green spaces have been provided for the entire Land parcel of 15910.7 sqm as sanctioned. The aggregate area of recreation open space as indicated in the registration application is 1721.15 sqm as per the mandatory green areas falling in Phase I.
11. The parking slots have been provided for the entire Land parcel of 15910.7 sqm as sanctioned. The total number of parking indicated in the registration application is as required for the Block A & Block E in Phase I as per the approval drawings.
12. The FAR ratio and area for the entire Land parcel of 15910.7 sqm is as below

| FAR PERMISSIBLE (AS PER SANCTION) |          |     | FAR ACHIEVED (AS PER SANCTION) |          |     |
|-----------------------------------|----------|-----|--------------------------------|----------|-----|
| FAR                               | 2        |     | FAR                            | 1.64     |     |
| FAR Area                          | 31821.00 | sqm | FAR Area                       | 26092.00 | sqm |



BUILDING HAPPY WORLDS!

13. The Club House is part of the approved sanction drawings. We are providing a swimming pool as part of the Club House which will be completed by Dec 2017.
14. The common club house of 620.34 sqm area comprising of multipurpose hall, gym, indoor games area will be provided and shall be shared by all the 5 blocks
15. The sanction plans indicate 1 No of lift in all the residential blocks. The Actual residential blocks are provided with 2 No. of Lifts for each of the Block A & Block E.
16. The STP for the residential blocks is provided in the adjoining Plotted development Plot which is developed by VBHC Delhi Value Homes Pvt. Ltd.
17. The Entrance door for the apartments is indicated as 1200mm wide in the approved sanction drawings. The actual apartments are provided with 950 mm wide doors.
18. The Bhiwadi Plotted development is part of the Past experience details. The Approved sanction drawings for the Plotted development indicate 301 no of Plots. One of the plots is the Group housing (GH 1) plot in the plotted development. As the OC is obtained for the plotted development and the Group Housing Plot is being developed as a separate project. Hence, The No of plots indicated in the past experience details is 300.
19. That Promoter had taken loan facilities from Kotak Mahindra and created a charge of Rs. 21 Crores on the project land. The loan is fully paid and NOC has been received by promoter for the same, discharge deed is yet to be registered.

