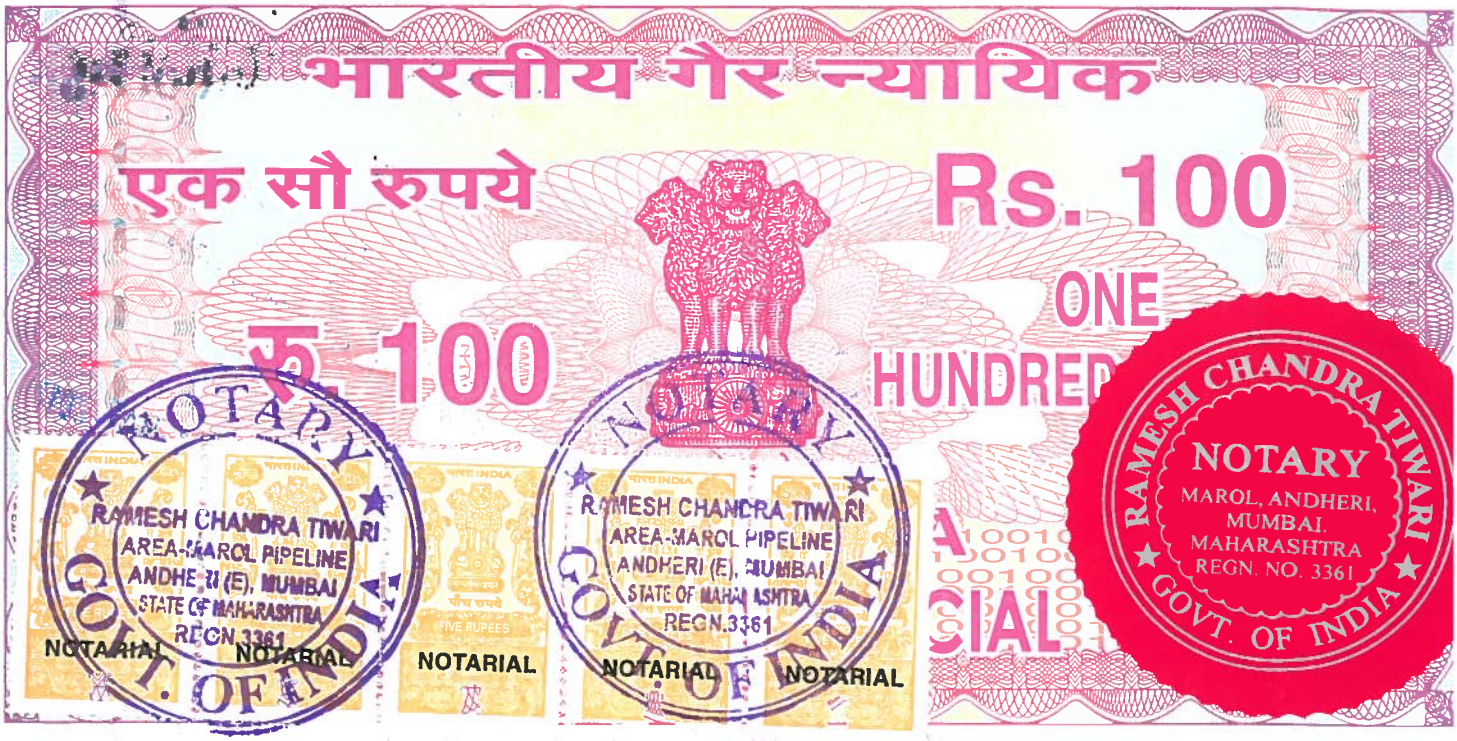


महाराष्ट्र MAHARASHTRA ◑ 2017 ◑ SG 754175

Sr. No. 11541/17

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८०००९५
23 MAY 2017
सक्षम अधिकारी

श्री. सु. का. पाटील

FORM 'B'

AFFIDAVIT CUM DECLARATION

I, RAMESHCHANDRA MANSUKHANI, Age 62 years, Occupation: Business, residing at Aadhya Building, 1st Floor, Jai Hind Co-operative Housing Society Ltd., Plot No.43, Juhu, 10th Road, Laxmikant Chowk, Vile Parle (West), Mumbai - 400 049, duly authorised by the Promoter of the proposed project vide its Board Resolution dated 12/06/2017, do hereby solemnly declare, undertake and state as under:-

26 MAY 2017

000250

जोडपत्र - १ Annexure - I

प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवाशी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

METRO SHELTERS PVT. LTD
Address: MAN HOUSE, 101
S. V. Road, Vile Parle (W), Mumbai - 400 056.

26 MAY 2017

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रीत्याची सही

परवाना क्रमांक : ८०००१५

मुद्रांक विक्रीचे ठिकाण/पत्ता : अंधेरी कोर्ट बार असोसिएशन
एम. एम. कोर्ट, अंधेरी रेल्वे स्टेशनच्या बाजुला,
अंधेरी (पूर्व), मुंबई - ४०० ०६९.

शासकीय कार्यालयासमोर /न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४ नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

1) I say that Promoter i.e. **M/S. MERINO SHELTERS PRIVATE LIMITED,** is a company incorporated under the provisions of the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013, hereinafter referred to as the **'PROMOTERS'** has a legal title report in respect of Plots of land bearing D-223/A, D-223/C and D-223/D aggregately admeasuring 23,089 sq. meters thereabout, all being the contiguous plot of land lying, being and situate at TTC Industrial Area, village Shiravane, Taluka and District Thane and in the registration District and Sub District of Thane and which pieces and parcels of land are hereinafter collectively referred to as the **'SAID LARGER LAND'**.

2) I say that Promoter has undertaken layout development upon said larger land comprising of multiple buildings. Such development shall be carried out in phasewise manner.

3) I hereby enclose the authenticated copy of the Title Certificate dated 11/03/2015 issued by Apex Law Partners, Advocate in respect of Said larger Land. I say that in said title report details about flow of promoter's title are specifically given.

4) I say that Said Larger Land is free from all encumbrances subject to the charge created by way of Mortgage Cum Loan Deed dated 30/03/2015 so also subject to what is stated in said title report dated 11/03/2015 as well as subject to pending litigation as more particularly stated in application form A.

5) I say that at present vide registered Application Form A, Promoters are registering a real estate project known as 'MAN RESIDENCES' consisting of building no.1 to be comprising of 28 floors as per the latest sanctioned plan dated 06/02/2015 and Building No.2 consisting of 22 Floors

as per proposed plan. The Construction of said real estate project shall be completed by Promoters by 31/12/2022.

6) I further declare and undertake that 70% of the amounts to be realised hereafter by Promoters for said phase in said real estate project viz. MAN RESIDENCES from Allottee/s from time to time shall be deposited in separate account to be maintained in schedule bank to cover cost of construction and the land cost and shall be used only for that purpose.

7) I state and declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules 2017.

8) I say and declare that Promoters shall get the accounts audited within six months after the end of every financial year by a Chartered Accountant in practice, and it shall be verified during the audit that the amounts collected for particular real estate project have been utilised for the said project and the withdrawal has been in compliance with the proportion to the percentage of completion of the said project.

9) I say and declare that the Promoters shall take all the pending approvals, if any, on time, from the competent authorities.

10) I say and declare that the Promoters shall inform the authorities regarding all changes that shall occur in the information furnished under Section 4 (2) of the Act and under rule 3 of these rules, within seven days of the said changes occurring.

11) I say and declare that the Promoters have furnished such other documents as have been prescribed by the rules and regulation made under the Act.

12) I say and declare that the Promoters shall not discriminate against any allottee/s at the time of allotment of any apartment.

VERIFICATION

I, MR. RAMESHCHANDRA MANSUKHANI, Age 62 years, Occupation Business, residing at Aadhya Building, 1st Floor, Jai Hind Co-operative Housing Society Ltd., Plot No.43, Juhu, 10th Road, Laxmikant Chowk, Vile Parle (West), Mumbai - 400 049 the Director of Merino Shelters Private Limited, a promoters of the project known as 'MAN RESIDENCES', duly authorised by the Promoters of the project do hereby solemnly declare that the contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this ____ day of _____, 2017

DEPONENT

Identified by me,

ADVOCATE

NOTARY
RAMESH CHANDRA TIWARI
AREA-MAROL PIPELINE
ANDHERI (E), MUMBAI
STATE OF MAHARASHTRA
REGN.3361
GOVT. OF INDIA

BEFORE ME

08/08/17

RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res.129 A-Wing, Appli Ekta Hsg. Soc
Nav Pada, Marol Naka, A.K. Road
Andheri (E). Mumbai-400 059
Mob 9820846[illegible]

Sr. No.
11541/17