

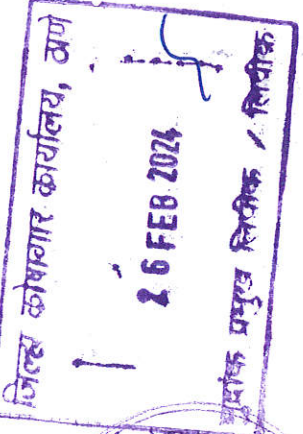
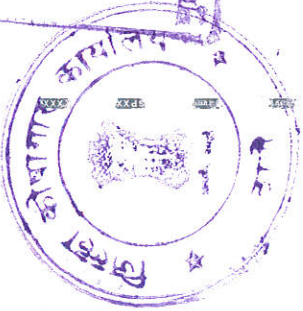


महाराष्ट्र MAHARASHTRA

2023

93AA 904053

26 FEB 2024



FORM - 'B'

[See rule 3(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. Akash Sharma, Authorised person of L&T Seawoods Limited having its Office at office at L&T House, Ballard Estate, Mumbai 400 001, the Promoter of the proposed project known as " L AND T SEAWOODS - West Manor (Tower A and B)", duly authorized by the Promoter of the Project vide their Board Resolution dt. 14th January 2022;

I, Mr. Mr. Akash Sharma duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

The Promoter is in process of developing in a phase wise manner all that piece and parcel of land bearing Plot No. R-1, admeasuring approximately 1,62,002.83 sq. mtrs., (equivalent to 16.2 hectares), lying being and situate at Sector 40, Nerul Node, Seawoods Darave Railway Station, Navi Mumbai 400 706. The present proposed

project is "L AND T SEAWOODS - West Manor (Tower A and B) " on land forming part of the Larger Land admeasuring is aggregate approximately 1348.85 Sq. Mtrs, is located Mahim Division, Mumbai - 400 016.

1. That, 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. That the details of encumbrances, if any, litigation and/or any rights, title, interest or name of any party in or over the said Project Land/Development Land are enclosed/uploaded with Form A- Application for registration of the said Project with RERA.

3. That the time period within which the project shall be completed by me/Promoter is 31st October 2027.

4. For new projects

- a. 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.

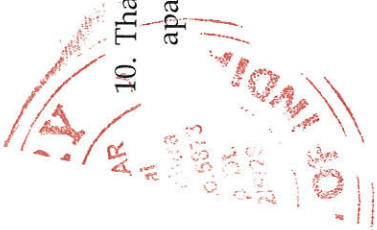
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.

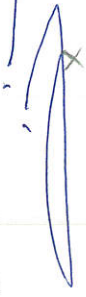
8. That, promoter shall take all the pending approvals on time from the competent authorities.

9. That, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.





10. That, 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.



Deponent

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of.....



X

Deponent



ATTESTED BY ME


Adv. ASHOK P. GAYKAR
B.Com., LL.B., GDC&A
NOTARY GOVT. OF INDIA
Regn. No. 5873

7 MAR 2024