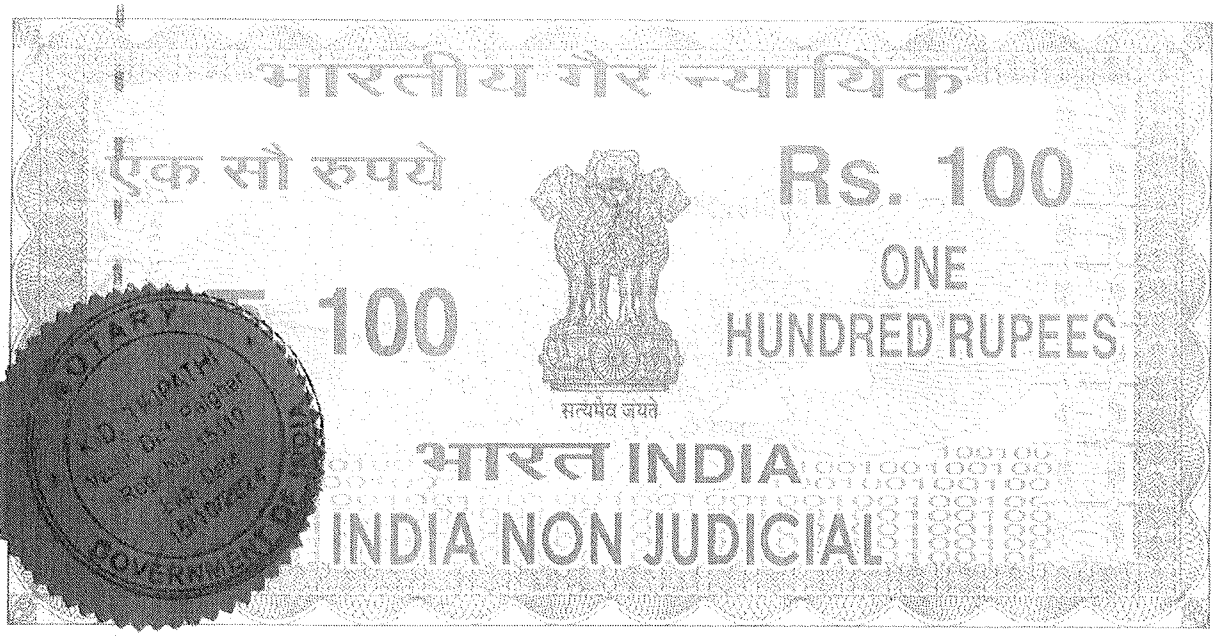
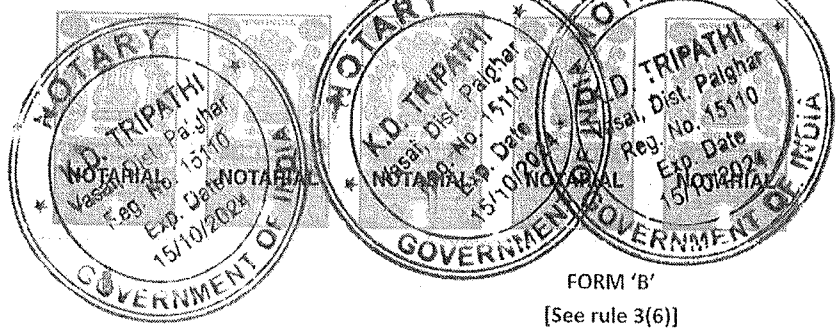


महाराष्ट्र MAHARASHTRA ◑ 2024 09AB 044370



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००० २०
25 APR 2024
सक्षम अधिकारी

श्रीमती उल्का पाटील

FORM 'B'

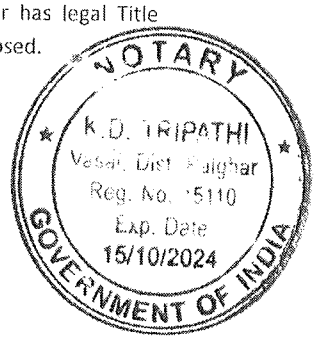
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

We, **MAHINDRA LIFESPACE DEVELOPERS LIMITED**, a Company incorporated and registered under the Companies Act, 1956 and having its registered office at Mahindra Towers, 5th Floor, Dr. G.M Bhosale Marg, Worli, Mumbai – 400018, the Promoter of the proposed project namely **Mahindra Happinest Kalyan- 2 Project B,** situate on a portion of land bearing Survey No. 32A admeasuring 6350.06 square metres or thereabouts situate at Village Ranjnoli, Taluka Bhiwandi, District Thane, Maharashtra **("Phase B Land")**, through its authorised signatory Mr. Sachin Jagdale, authorised by Board Resolution dated 02nd February 2024, do hereby solemnly declare, undertake and state as under:

1. That Mahindra Lifespace Developers Limited, being the Promoter has legal Title Report to the land on which the development of the Project is proposed.



2. That the Project land is free from all encumbrances, save and except as provided hereinbelow:

Sr. No.	Case No.	Court	Plaintiff	Defendants
1.	Regular Civil Suit No. 668 of 2011 **re numbered as Regular Civil Suit No.73 of 2022** after transfer to District Court, Thane **re numbered** as Regular Civil Suit No. 260 of 2023 after transfer to Bhiwandi Court.	Hon'ble Civil Judge Senior Division, Bhiwandi	Mansukhalal Sumariya and others	Ecohomes Townships LLP and others
2.	Sp. Civil Suit No. 1021 of 2011 re numbered as Special Civil Suit No.130 of 2023 after transfer to Bhiwandi Court.	Hon'ble Civil Judge Senior Division, Bhiwandi	Mansukhalal Sumariya and others	Ecohomes Townships LLP and others
3.	Regular Civil Suit No. 898 of 2013	Hon'ble Civil Judge (Jr. Division), Bhiwandi	Govind Bhoir	Sakaharam Bhoir and Ecohomes Townships LLP and others.

That as on date: (i) no adverse order is passed in any of the above referred litigations, (ii) there are no restrictions in the litigations for the development and construction of the Phase B Land and (iii) there are no restrictions in the litigations for sales to end users of the Phase B Land.

3. That the time-period within which this Real Estate Project (as defined herein below) shall be completed by the Promoter is on or before 31st December 2028.

4. That seventy per cent of the amounts to be realized by the 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 by the Promoter.

6. That the Promoter will 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 the 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.

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 the Rules, within seven days of the said changes occurring.

9. That the Promoter has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act.

10. 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.

Sachin Jugdale
Deponent

Verification

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Mumbai on this 29th day of May 2024

Sachin Jugdale
Deponent

BEFORE ME
30/05/2024
K. D. TRIPATHI
NOTARY
Government of India
Vasai, Dist. Palghar

SR No. 862 P No. 74
NOTARY Register 14/44 Date 30/5/24