

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 17AB 641753

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. C0000978
23 JUL 2024
सक्षम अधिकारी

श्रीम. एल. एस. सांगळे

THIS IS AN INTEGRAL PART OF DECLARATION

EXECUTED BY

S D CORPORATION PRIVATE LIMITED ... [PROMOTER]

THROUGH

MR. RAVEESH RAO ... [AUTHORIZED SIGNATORY]

DATED AS ON

S D CORPORATION PVT. LTD.
Reg. Office: 70, Nagindas Master Rd.,
Fort, Mumbai - 400 023.

जोडपत्र-१ Annexure - I
फक्त प्रतिज्ञापत्रासाठी Only for Affid.

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____

मुद्रांक विक्रिकायतची जॉब सही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही परवानाधारक मुद्रांक विक्रिकायची सही

परवाना क्रमांक : ८०००९८

मुद्रांक विक्रीचे ठिकाण/पत्ता : बार असोसिएशन शेजारी ओरोस एम ए सी टी

30 JUL 2024

0218

30 JUL 2024

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

Affidavit cum Declaration of Mr. Raveesh Rao, duly authorized by the promoter of the proposed project, vide its authorization dated 21st June 2021;

I, Raveesh Rao, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the land bearing CTS No. 840A/1 forming part of larger layout bearing CTS no. 837 to 840 and corresponding Survey No. 55 & 56 of Village Poisar, Taluka Borivali, situated at Samata Nagar, Kandivali (East), Mumbai 400 101 (the said land) on which the development of the project "SIENNAA WING E" (" the Real Estate Project") is proposed. And a legally valid authentication of title of said land ("Authority").

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed the promoter from the date of registration of the project is by 30th December 2025;

4. That seventy per cent of the amounts to be realized hereinafter 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 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 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 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 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.

Deponent

S. D. Corporation Pvt. Ltd. Mumbai

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 Mumbai on this _____day of July 2024.

01 AUG 2024

Deponent

S. D. Corporation Pvt. Ltd. Mumbai

BEFORE ME

A. R. SURVE
ADVOCATE & NOTARY
GOVT. OF INDIA
REG. No. 16353

NOTARY
A. R. SURVE
DIST. MUMBAI
REGN. No. 16353
Exp. 20.01.2025
GOVERNMENT OF INDIA

01 AUG 2024

S D Corp

A Shapoorji Pallonji - Dilip Thacker
Group Joint Venture

Shapoorji Pallonji

REFERENCE NO:

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF S D CORPORATION PRIVATE LIMITED HELD ON MONDAY, 21ST DAY OF JUNE, 2021 AT SP CENTRE, 41/44 MINOO DESAI MARG, COLABA, MUMBAI-400 005.

AUTHORITY TO MR. RAVEESH RAO:

"RESOLVED THAT Mr. Raveesh Rao, authorized signatory of the Company be and is hereby authorized to sign, execute, deliver, all documents, letters, business related agreements, plans, proposals, correspondence, papers and writings as may be required to be executed and submitted by and on behalf of the Company in respect of any matters relating to redevelopment of the project undertaken by the Company, situated at Samata Nagar, Kandivali (East), and to do all such acts, deeds and incidental or ancillary things thereto and all other matters arising therefrom.

RESOLVED FURTHER THAT Mr. Raveesh Rao, authorized signatory of the Company be and is hereby authorized to sign, execute, deliver, all documents, letters, proforma of agreements, papers and writings as may be required to be executed and submitted by and on behalf of the Company with the Maharashtra Real Estate Regulatory Authority ("the said Authority") formed under the provisions of the Real Estate (Regulation & Development) Act, 2016 along with the rules and regulations framed thereunder and to represent before the said Authority and further to perform all such acts, deeds, matters and things as may be necessary and incidental thereto.

RESOLVED FURTHER THAT a copy of this Resolution, duly certified by any of the Directors of the Company, be forwarded to the concerned and interested."

For **S D CORPORATION PRIVATE LIMITED**

NIRAV BHUPENDRA DALAL

Digitally signed by NIRAV BHUPENDRA DALAL
Date: 2021.06.12 15:50:40 +0530

NIRAV DALAL
DIRECTOR
DIN: 01282068

NOTARY
A. R. SURVE
DIST. MUMBAI
REGN. No. 15353
Exp. 25th Jan 2025
GOVERNMENT OF INDIA

SD Corporation Pvt. Ltd.
An ISO 9001 : 2008 certified company

CIN 70109MH1998PTC116091
Address: SP Center, 41 / 44, Minoo Desai Marg, Colaba, Maharashtra, Mumbai - 400 005
Registered Office, Nagindas Master Road, Fort Mumbai - 400 023. Phone: +91 22 6787 2222 | Website: www.sdcorp.in