

भारतीय गैर न्यायिक

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Rs. 100

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MAHARASHTRA

2019

VM 228086



SR. NO 9144/19
DATE 19/8/19

प्रधान मुद्रांक कार्यालय, मुंबई
प.स. नि. क्र. 1000094
- 9 AUG 2019
सक्षम अधिकारी

श्री. दि. क. गवई

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 deemed existing
under the provisions of the Companies Act, 2013 and having its Registered Office at
Mahindra Towers, 5th Floor, Worli, Mumbai - 400018, the Promoter of the new
project, through its Authorized Signatory Mr. Mohit Arora, authorized by Power of
Attorney dated 3rd July, 2019, do hereby solemnly declare, undertake and state as
under:

1

16 AUG 2019

003172

शीटपत्र - 9 Annexure - 1

केवल प्रतिज्ञापनासाठी Only for Affidavit

मुद्रांक विकसनेच्यासाठी

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MAHINDRA LIFESPACE DEVELOPERS LIMITED
Mahindra Towers, 5th Floor,
G. M. Brosale Marg,
Worli, Mumbai - 400 018
Tel: 67478600/01

मुद्रांक विकसनेच्यासाठी

परवानाधारक मुद्रांक विक्रीसाठी आहे

परवाना क्रमांक : ८००००१५

मुद्रांक विकसनेच्यासाठी : अंधेरी कोर्ट बार् असोसिएशन
एन. एम. कोर्ट, अंधेरी रेल्वे स्टेशनच्या बाजूला,
अंधेरी (पूर्व), मुंबई - ४०० ०५९.

स्थापनाच्या मालकीसाठी / परवानाधारक रजिस्ट्रार कार्यासाठी मुद्रांक
कागदाची आवश्यकता आहे. (आदेश क्र. ०१/०८/२००४ नुसार)

असा कारण नोंदी भरणी मुद्रांक कार्यालयीन स्वरूपात स्थापनासाठी मुद्रांक खरेदी
केल्यामुळे असाहीर्यात वाढणं संभवित आहे.



1. That we are the owner of all that piece and parcel of freehold land bearing CTS No. 243/B/1 admeasuring 2002.3 Sq. Mtrs. and land bearing CTS No. 247/A admeasuring 4381.5 Sq. Mtrs. aggregating to 6383.8 Sq. Mtrs situated in the revenue village of Gundavali at Andheri (east) in Greater Bombay, Taluka South Salsette, District Bombay Suburban, Registration Sub-District Bandra ("**the Project Land**") and has a legal Title to the same. M/s Desai & Diwanji (Advocates, Solicitors and Notaries), has issued the Title Certificate dated 29th June, 2016 certifying our title to the Project Land.
2. That the Project Land is free from all encumbrances except right of way granted to the allottees, occupants and their visitors, agents or servants of the adjacent project "Vivante" constructed by us / Promoter.
3. That the time period within which Real Estate Project(s) shall be completed by us / Promoter from the date of registration of Real Estate Project(s) shall be as under:

DETAILS OF REAL ESTATE PROJECT

Real Estate Project(s)	Building No.	Wing	Number of floors	Number of Flats in the Building	Completion Date
1	2	A3	Pit + Ground Level / Stilt Level+1st to 13th floors.	39	31/03/2024
		A4	Pit + Ground Level / Stilt Level +1st to 13th floors	52	31/03/2024

We, as a Promoter, intend to construct, in a phase wise manner, 3 (three) number of residential buildings, consists of multiple wings, along with common infrastructure and amenities, including separate car parking building, car parking situated at pit / stilt level of building/s , club house, etc. The details of the total number of buildings to be constructed, in a phase wise manner, on the Project Land and their status is as follows:

DETAILS OF TOTAL NUMBER OF BUILDINGS

Building No.	Wing	Number of Floors	Number of Flats	Status
1	Proposed	Proposed	Proposed	Proposed
2	A3	Pit + Ground Level / Stilt Level+1st to 13th floors.	39	New Project
	A4	Pit + Ground Level / Stilt Level +1st to 13th floors	52	
3		Proposed	Proposed	Proposed

All above Real Estate Projects alongwith club house and other amenities are hereinafter collectively referred to as the said **"Project - Vicino"**.

4. That seventy per cent of the amounts to be realized hereinafter by us for the Real Estate Project(s) 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.

[Handwritten signature]

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 and as per the circulars, notification issued by the RERA Authority from time to time.
6. That we 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. We shall take all the pending approvals on time, from the Competent Authorities.
8. That we 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 we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, constructed /to be constructed in a Real Estate Project(s).

For Mahindra Lifespace Developers Ltd.


Deponent

Authorised Signatories

Verification

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

Verified by me at Mumbai on this 19th day of August, 2019.



BEFORE ME

D. R. KUDRIGE
Notary Greater Mumbai & Thane Dist.
Maharashtra
Reg. No. 5597

For Mahindra Lifespace Developers Ltd.


Deponent

Authorised Signatories