



महाराष्ट्र MAHARASHTRA

2020

BB 804582



FORM 'B'

[See rule 3(6)]

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क. ८००००९९
15 DEC 2020
सक्षम अधिकारी

**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. Cyrus Jamshed Mody duly authorized by the Promotor of the proposed project, vide its authorization dated 19th November, 2019.

I, Cyrus Jamshed Mody duly authorized by the Promotor of the proposed project do hereby solemnly declare, undertake and state as under:

1. Bombay Real Estate Development Company Pvt Ltd have a legal title Report to the land on which the development of the proposed project is to be carried out by Simba Properties LLP

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AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such Land owner and promoter for development of the real estate project is enclosed herewith.

2. Apart from the charge created in favour of State Bank of India, Wagle Ind. Est. Branch, Dist Thane 400 064 ("SBI") under the Deed of Mortgage (Simple Mortgage) dated 31st July, 2020, registered with the Office of Sub Registrar of Assurances under Serial no. BRL-6/5136 of 2020, as amended and rectified by Deed of Rectification dated 3rd November, 2020, registered with the Office of Sub Registrar of Assurances under Serial no. BRL-6/8960 of 2020, both made by and Simba Properties LLP, as the Borrower/s/Mortgagor/s, Nanabhoy Jeejeebhoy Private Limited, as Confirming Party no. 1, Bombay Real Estate Development Company Pvt Ltd, as the Confirming Party no. 2 and SBI, as the Mortgagee, registered with the Office of Sub Registrar of Assurances under Serial no. BRL-6/5136 of 2020, the project land is free from all encumbrances, save and except the liabilities, if any, which may be referred to in the reply to be received by ourselves from the Asst. Assessor and Collector.
3. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
4. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
5. That the promoter shall take all the pending approvals on time, from the competent authorities.
6. 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.

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7. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

8. 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.

Cyrus J. Mody

Deponent

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 28th day of December, 2020 .



Cyrus J. Mody

Deponent

S. Kazi
20/12/2020
SIKANDAR KAZI
B.Com.LLB
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