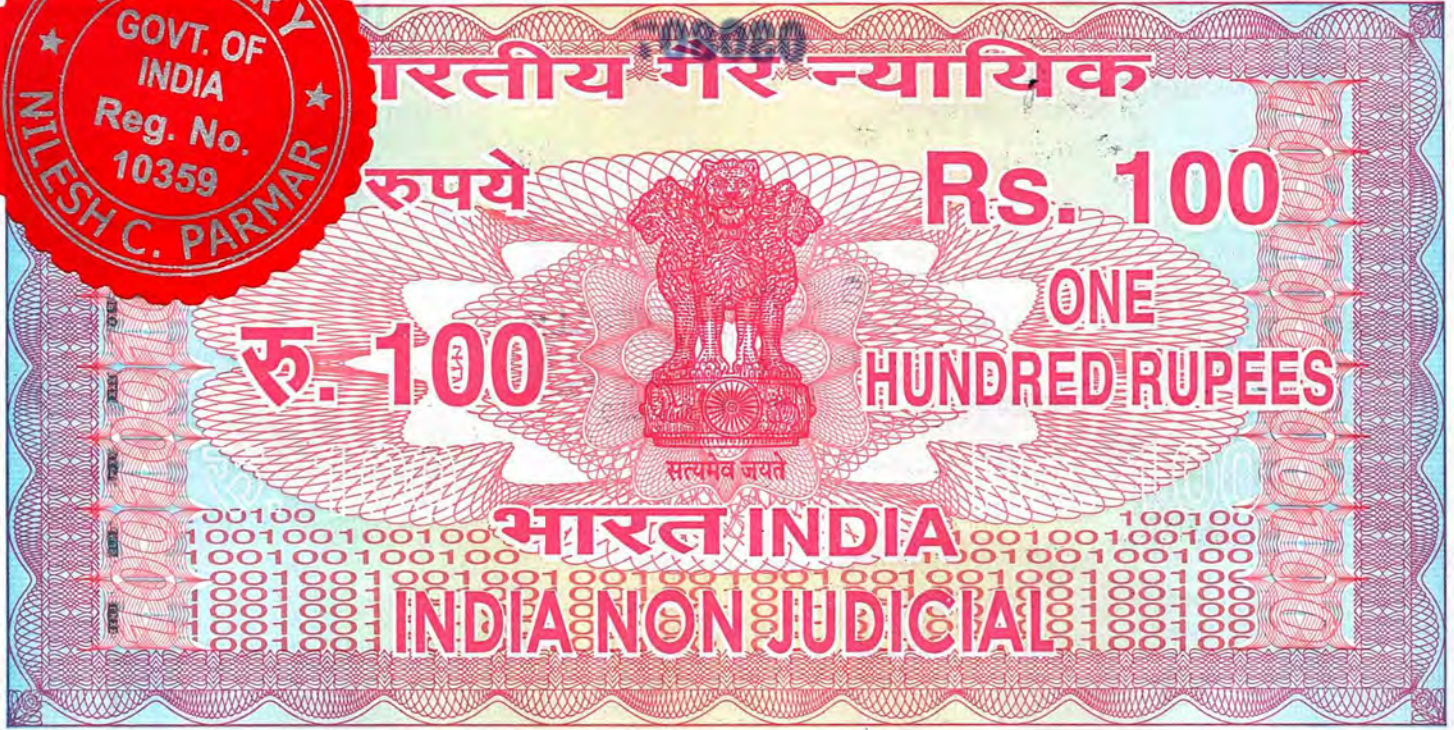


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महाराष्ट्र MAHARASHTRA

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ZM 356169



FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Harsh Mahesh Jagwani** Partner of **M/s SSD Ventures LLP** of the proposed project known as "**96 TAGORE**" being constructed on the land bearing **C.T.S. गवई** No. 151 / Plot no 96 of TPS No. II, situated at Tagore Road, Santacruz West, Village Bandra, Mumbai 400054 ("Project Land").

I, **Mr. Harsh Mahesh Jagwani** partner of **M/s SSD Ventures LLP**, do hereby solemnly declare, undertake and state as under:

1. That I, the promoter has a legal title Report to the land on which the development of the project is being purposed.

AND

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

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

Harsh Jagwani

3. That the project shall be completed by promoter on or before February 2025;
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 utilised 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 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.

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 10 day of February, 2022

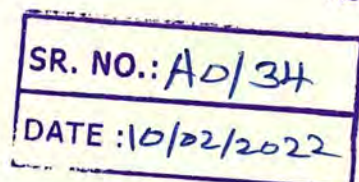
Harsh Mahesh Jagwani

Deponent

Mr. Harsh Mahesh Jagwani

SSD Ventures LLP

Partner



BEFORE ME

Chaitanya Talwar
NILESH C. PARMAR
Advocate & Notary - Govt. of India
A/4, Kiran Kunj, M. G. Cross Road,
Borivali (E), Mumbai - 400 066.
Reg. No. 10359



मुद्रांक जिल्हाधिकारी, अंधेरी तालुका, यांचे कार्यालय

एम. एम. आर. डी. ए. इमारत, पहिला मजला,
बांद्रा-कुर्ला संकुल, बांद्रा (पुर्व), मुंबई - 400051.

जा.क्र.अभि./अंतिम आदेश/ 5996

दिनांक -

22 DEC 2021

(महाराष्ट्र मुद्रांक अधिनियम 1958 च्या कलम 31 खालील कार्यवाही)

निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक ADJ/1100900/1347/2021 अन्वये पक्षकार SSD Ventures LLP यांनी दिनांक 13/12/2021 रोजी Development Agreement चा संलेख अभिनिर्णयाकरीता सादर केलेला आहे. सदर संलेखामधील तपशिल खालील प्रमाणे.

Particulars	Description	बंदर - १५		
Date of Execution	Unexcuted			
Type of Document	Development Agreement	१३६९९	६	१२०
The Owner No.1	Mr. Nikuj Parmanad Shah			
The Owner No. 2	Mr. Haresh P. Shah			
The Owner No. 3	Mr. Haresh Parmanand Shah			
The Developers	SSD Ventures LLP			
Detail of the Property				
Village	Bandra - G			
C.T.S No	CTS No. 151, Final Plot No. 96, TPS No. II Santacruz			
Area	2009.20 sq.mter			
Zone 2021-22	26/158 Village - Bandra - G			
Rate per sq.mtr				
Land Rate	Rs. 1,79,780/-			
Flat Rate	Rs. 3,49,540/-			
Const. Cost	Rs. 30,250/-			
Completion period	36 Months + 8 Months Grace Period			
D.P Remark	Ch.E./DP34202108111341705 H/W/2021/111341717 Dated - 30/08/2021			

अभिनिर्णयाकरीता सादर केलेला दस्त हा Development Agreement या प्रकारचा असून दस्तात नमूद केल्यानुसार मिळकतीचे मालक (Owners) हे विकासकास (Developers) सदरच्या दस्तान्वये विकसन हक्क प्रदान करित आहे. सादर केलेल्या दस्तात Schedule मध्ये नमूद केल्याप्रमाणे मालमत्तेचे क्षेत्र 2009.20 चौ. मी. नमूद आहे. सदरचा दस्त हा मालक व विकासक या दोन पक्षकार यांचे मध्ये झालेला आहे.

ky -

N. P. W.

22/12/21