



महाराष्ट्र MAHARASHTRA

2017

SL 359151



FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ms. **Bhairav Kothari Realtors LLP**
Promoter of the proposed project through its Partner and duly
authorized signatory Mr. Sunny Kothari.

I, **Sunny Kothari** Partner and authorized signatory of the promoter of
the proposed project do hereby solemnly declare, undertake and state
as under;

1. That the promoter has a legal title to the land on which the
development of the project is proposed;
2. That details of encumbrances including details of any rights,
title, interest or name of any party in or over such land, along
with details are attached at Annexure 1.



For Bhairav Kothari Realtors LLP

Bhairaav House, Muthaliya Residency,
Mangaluru, Kasaragod Centre

**Bhairavn House, Muthallyn Road,
Dattaram Lad Marg, Opp. Hakoba Centre,
Mumbai - 400 033.**

Kalachowky, Mumbai - 400 033.

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पर्यायवाची शब्दों में से एक शब्द चुनिए।

मुद्रांक विभागे विद्यालय: दार अशोषितेशन ऑफ एम ए सी टी

संविधान विनियम 34, सी. ए. 100-800 009.

[illegible]

कायदा) आचारव्यवस्था (शासन आदि) दि. ०१/०७/२००४

જાણીતી કારણોથી જ્યાંની મુદાફ અરદી કલા ત્યાંની ત્યાજ વૃણાસી મુદાફ કરદી

मनुष्यापासून दहा हिस्ज्यात पाचपणे बंधनकारक आहे





3. That the time period within which the project shall be completed by the promoter from the date of registration of project;

4. (a) For new projects:

That seventy per cent of the amounts realized by me /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.

- (b) For ongoing project on the date of Commencement of the Act

(i) 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 construction and the land cost and shall be used only for that purpose.

(ii) That entire 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 construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

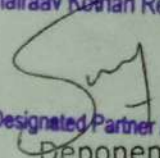
6. That I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected 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.

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7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
 8. That I/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 I /promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the act.
 10. That I/ promoter shall not discriminate against any allottee at the time of allotment of any apartment, Plot or building, as the case may be.

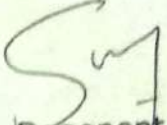
For Bhairav Kethari Realtors LLP


Designated Partner / Auth. Sign
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 16 day of OCTOBER 2017


Deponent



For Bhairav Kothari Realtors LLP

ATTESTED BY ME


Designated Partner/ Auth. Sign

Adv. **ASHOK P. GAYKAR**
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg No. 5873

ANNEXURE "1"

Details of Mortgage/Charge						
Sr. No.	Facility Amount (Sanctioned limit)	Purpose	Charge Holder/ Mortgage	Mortgager	Description of Security	Documents executed for creation of Charge/Security
1	Rs.50,00,00,000/- (Rupees Fifty Crore Only)	LAP – CF (Construction Finance)	Kotak Mahindra Bank	M/s Bhairav Kothari Realtors LLP	1. First and Exclusive charge by way of Registered Mortgage of land admeasuring approx. 3229.95 sq.mts. Bearing CS NO.311, 312, 313, 314 and 317 situated at Girgaum division, Marine Lines, Mumbai, Maharashtra-400002 owned by Kuhsalraj Land developers Pvt Ltd. And the building /structures constructed / to be constructed thereon and development rights assigned from Kuhsalraj Land developers to Bhairav Kothari Realtors LLP 2. Escrow of receivable from project	Registered Mortgage deed



For Bhairav Kothari Realtors LLP

Designated Partner / Auth. Sign