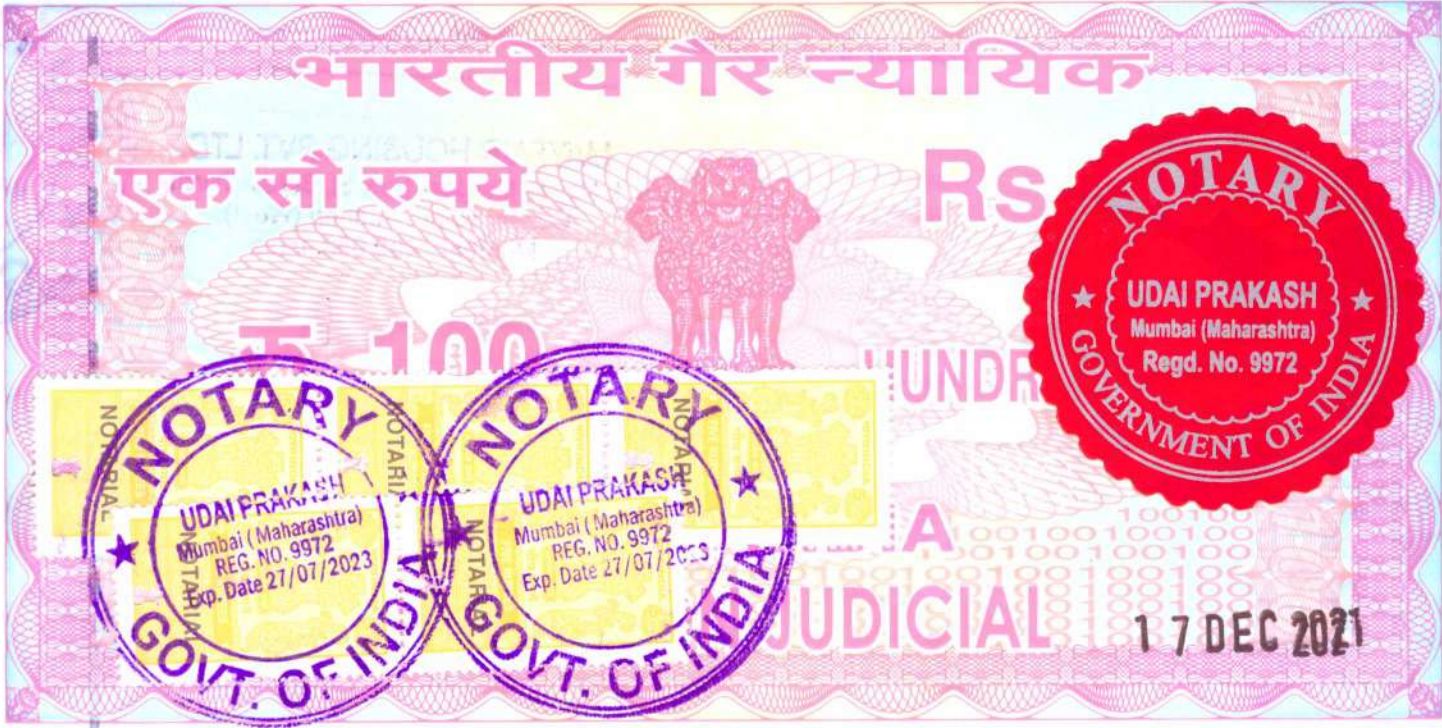




महाराष्ट्र MAHARASHTRA

2021

ZH 971009



THIS STAMP PAPER FORMS AN INTEGRAL PART OF THE

"FORM B"

Declaration, Supported by an Affidavit which shall be signed by the Promoter
or Any Person Authorized by Promoter

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

जोडपत्र २

17 DEC 2021

मुद्रांक विपरीत नोंदवही अनुक्रमंक दिनांक

दस्तावा प्रकार

दस्ता नोंदणी करणार आहे का ? :- होय/नाही

मिळकतीचे थोडक्यात वर्णन MAYFAIR HOUSING PVT. LTD.

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता 1, Mayfair Meridian, Near St. Blaise Church,

मुद्रांक पालकालाचे नांव व पत्ता Ceaser Road, Andheri (West),

हस्त लेखनातल्या हस्ताचे नांव/जमा Mumbai - 400 058. India

हस्त लेखनी

महाराष्ट्र सरकारच्या मुद्रांक विभागाची सही (प्रमोद आर. दुबे)

मुद्रांक विकत घेणाऱ्याचे नांव - आदेशात नमूद, शांती पार्क, मीरा रोड (पूर्व), ठाणे

महाराष्ट्र सरकारच्या मुद्रांक विभागाच्या नावावर

मुद्रांक खरेदी देण्यात येणारे व नोंदवहीत दाखल केलेले हस्ताक्षरकारक आहे.

666324

17 DEC 2021





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. Nayan Arvind Shah, Managing Director of Mayfair Housing Private Limited (Promoter), duly authorized by the promoter of the **"MAYFAIR GNYANADEEP"** (Proposed Project), vide its authorization dated 5th April, 2022.

I, Nayan Arvind Shah duly authorized by the promoter of the **"MAYFAIR GNYANADEEP"** (Proposed Project) do hereby solemnly declare, undertake and state as under:

1. That Mayfair Housing Private Limited, the promoter of the proposed project has a Legal Title Report to the land lying and situated at Gnyanadeep Co-operative Housing Society Limited, a society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under No. BOM/HSG/820 of 1964 situated on Freehold land admeasuring 1,497.50 sq. mtr., bearing Plot J/3, Manekji Gazdar Scheme of Santacruz forming part of Survey No. 410 and 411 of Danda, bearing CTS No. 624/5 situated at 17th Road, Santacruz (West), Mumbai – 400 054 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban ("the said Land") on which the development of the **"MAYFAIR GNYANADEEP"** ("the Real Estate Project") is proposed;

AND

A legally valid authentication of Title of said Land is along with an authenticated copy of the Development Agreement between owner and promoter for development of the real estate project is enclosed herewith;

2. That the Promoter has taken Rupee Term Loan Facility from M/s Aditya Birla Finance Limited and created a charge of Rs.29,00,00,000/- (Rupees Twenty Nine Crore Only) on "Property being Development Rights vide Development Agreement dated 17th January, 2022 vide Document Registration No. BDR15-563-2022 registered with Joint Sub-registrar Andheri-4 on under Receipt No.620 dated 17th January, 2022; Unsold Units being part of

For MAYFAIR HOUSING PVT. LTD.

MANAGING DIRECTOR

Developer's Premises and Present & Future FSI ("FSI") accruing to the Developer in Re-development Project known as "MAYFAIR GNYANADEEP" being developed on all that piece and parcel of land admeasuring 1,497.50 sq. mtr., bearing Plot J/3, Manekji Gazdar Scheme of Santacruz forming part of Survey No. 410 and 411 of Danda, bearing CTS No. 624/5 situated at 17th Road, Santacruz (West), Mumbai – 400 054 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban for said facilities and that there are no litigations pending related to any rights, title, interest in the project;

3. That Promoter undertakes to complete the project on or before 30th June, 2025;
4. For New Projects;
 - (i) That seventy per cent/One Hundred Percent, as the case may be, of the amounts to be realized hereinafter 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 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 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;

For MAYFAIR HOUSING PVT. LTD.



MANAGING DIRECTOR

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.

For MAYFAIR HOUSING PVT. LTD.


MANAGING DIRECTOR

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mumbai this 16th April, 2022.

For MAYFAIR HOUSING PVT. LTD.


MANAGING DIRECTOR

Deponent




UDAI PRAKASH (M.A.L.L.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. NO. 9972
Room No. 10, S. No. 94, Insarvadi, Kharodi Village,
Marve Road, Malad (W), Mumbai-400 095