2429

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 HUND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY S. P. DUBEY Bandra Gr. Mumbai Maharashtra Regn. No. 11164 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◑ 2019 ◑ VK 941364

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. 800009९
- 5 JUL 2019
सक्षम अधिकारी

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

श्री. सी. टी. आंबेकर

FORM 'B'

[SEE RULE 3(6)]

AFFIDAVIT CUM DECLARATION

I **MR. YOGESH B. JADHAV**, the Director of **SAHYOG HOMES LIMITED**, the Promoter of the project **"VERONA"**, duly authorised vide its Board Resolution dated 16.06.2017;

I **MR. YOGESH B. JADHAV** duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under;

1. That the promoter has a legal title Report to the land on which the development of the project is carried out.

16 JUL 2019

24200

/Annexure-1

फक्त प्रतिज्ञापत्रासाठी/Only For Affidav

१) मुद्रांक विक्री नोंदवही अनु. क्रमांक/दिनांक

२) मुद्रांक विकत घेणाऱ्याचे नांव व रहिवाशांचा पत्ता व सही

३) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

परवाना क्रमांक ८००००११

मुद्रांक विक्रेचे ठिकाण/पत्ता: सौ. कांचन हर्षद बोंगाळ

शॉप नं. १०, वांद्रे कोर्टासमोर, ए.के.मार्ग, वांद्रे पूर्व, मुंबई-४०००५१.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक कागदाची आवश्यकता नाही.

(शासन आदेश दि. ०१/०७/२००४ नुसार) ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

Sahyog Homes Limited
321, Morya Estate,
New Link Road, Opp. Infinity Mall,
Andheri (West), Mumbai-400053

GOVT. OF IN
Regd
Exp. Dt.

AND

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

2. That the project land is having following encumbrances and litigations;

A. Details of Mortgage and Charge – Project VERONA

The said Project is free from all encumbrances and charges save and except; 1) Mortgage Loan of INR 90 Crores availed from ICICI Bank Limited vide Indenture of Mortgage dated 30.10.2014 registered at Sub Registrar of Assurances at Andheri - 2 bearing No. BDR-4/7970/2014 on 26.11.2014, 2) Mortgage Loan of INR 35 Crores availed from ICICI Bank Limited vide Indenture of Mortgage dated 27.03.2017 registered at Sub Registrar of Assurances at Andheri - 4 bearing No. BDR-15/1869/2017 on 27.03.2017, 3) Mortgage Loan of INR 70 Crores availed from ICICI Bank Limited vide Indenture of Mortgage dated 12.02.2018 registered at Sub Registrar of Assurances at Andheri - 2 bearing No. BDR-4/1324/2018 on 12.02.2018.

B. Details of Litigations– VERONA

Sr. No.	Type of Case (Civil/ Criminal / others)	Petition (Writ Petition / Suit/ Appeal/Arbitration Petition)	Case No.	Year	Whether any Preventive Injunction/Interim Order is passed (Yes/No)	Present Status
1	Civil	Suit	965	2014	No	Hearing
2	Civil	Writ Petition	6437	2015	No	Admission
3	Civil	Suit	1213	2011	No	Evidence
4	Criminal	Criminal Complaint	407	2012	No	Not Heard
5	Others (Revenue)	Appeal	8026,8027, 8028	2018	No	For filing Reply

C. With respect to the matters in relation to Promoters right, title and interest in and to the said Project VERONA and the position thereof is as set forth in the Title Certificate issued by M/s. Manoj and Ashok Associates which is duly attached with the RERA Application.

3. That the time period within which the project shall be completed by promoter from the date of registration of Project is **31.07.2022**.

4. a) For ongoing project on the date of commencement of the Act.

i) That seventy per cent of the amounts to be realised 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 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

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 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 7 days of the said changes occurring.

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

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment of any apartment, plot or building, as the case may be.

For SAHYOG HOMES LTD.

Authorised Signatory

Deponent

SAHYOG HOMES LIMITED MUMBAI

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 on this 18 JUL 2019 day of 2019.

For SAHYOG HOMES LTD.

Authorised Signatory

Deponent

NOTARY S. P. DUBEY Bandra Gr. Mumbai Maharashtra Regd No. 11164 Exp. Dt. 7/4/2020 GOVT. OF INDIA

SAHYOG HOMES LIMITED MUMBAI

BEFORE ME

S. P. DUBEY
B.A.,L.L.B.
NOTARY GR. MUMBAI
MAHARASHTRA
(GOVT OF INDIA)

18 JUL 2019

Notarial Register	
Sr. No. 2429	18 JUL 2019