



M. Mamtara ASSO.  
Builders & Developers  
(since 1980)

Date : 29/12/2022

To,  
MAHA RERA AUTHORITY,  
6th Floor, Housefin Bhavan,  
Plot No C-21, E Block, BKC,  
Bandra East,  
Mumbai-400 051.

Subject: Encumbrance - Self-declaration for the project **ASCEND TOWER (VADANIWALA CHS LTD)** at C.T.S. No. 981 of Village Malad (S), situated at Chincholi Bunder road, Malad (West), Mumbai - 400 064.

M/s. M. Mamtara Associates having its registered office at Shop No. 1, Visa Sorathia Building, V. L. Road, Kandivali (West), Mumbai - 400 067 and correspondence address at First Floor, Park View Building, S. V. P. Road, beside B.M.C. Garden, Opp. Siddhi Dry Fruits, Kandivali (West), Mumbai - 400 067 has legal title to the land C.T.S. No. 981 of Village Malad (S), situated at Chincholi Bunder road, Malad (West), Mumbai - 400 064 on which the development of the proposed project is to be carried out.

1. The said land does not have any financial encumbrance on our land.
2. The save and except the following proceedings, there is no legal proceedings of any nature is pending in respect of the said property:
  - (a) Dispute being Dispute No. 254 of 2022 filed by certain members, i.e. Surendra D. Chandiwale & Ors. against the Society challenging Resolutions dated 31<sup>st</sup> January 2021 and 20<sup>th</sup> March 2021 before the Hon'ble Cooperative Court No. IV, Mumbai; and
  - (b) Commercial Suit No.232 of 2022 filed by certain members, viz., Surendra D. Chandiwale & Ors. against the Developer and the Society, challenging inter alia the Development Agreement.

We further state that there are no prohibitory order in either of the above proceedings and subsequent to the filing of the above proceedings, the





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members who filed the above proceedings have also executed the Deed of Confirmation-cum- Supplemental Agreement dated 26<sup>th</sup> August 2022 consenting to redevelopment, and that such members have agreed to withdraw such proceedings, as is evident from the Roznama dated 17<sup>th</sup> November 2022 in Commercial Suit No.232 of 2022.

We hereby declare that above undertaking is true & correct.

FOR M/S M. MAMTARA ASSOCIATES

Partner  
Mr. Mitesh Ashok Lal

