



महाराष्ट्र MAHARASHTRA

2021

BL 270241



प्रधान मुद्रांक कार्यालय, मुंबई.  
प.मु.वि.क्र. ८००००९९  
- 8 MAR 2022  
सक्षम अधिकारी

FORM 'B'  
[See rule 3(6)]

श्रीम. एन. क. दुबे, न्यायिक

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ramesh Ranganathan, Director of K. Raheja Corp Private Limited, ("Promoter") of the proposed project known as "Valletta", to be developed on land admeasuring 2200.27 square meters bearing CTS No.967A of Village Juhu, Taluka Andheri, Mumbai Suburban District ("Project").

I, Ramesh Ranganathan, duly authorized by the Promoter of the Project vide board resolution dated 5<sup>th</sup> August 2022 passed in the board meeting of the Promoter company, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a Legal Title Report with respect to the land on which the development of the Project is proposed.

AND

a legally valid authentication of title of such land is set out in the Legal Title Report dated 31<sup>st</sup> March 2022 issued by M/s. Hariani & Co., Advocates & Solicitors. A copy of the Legal Title Report dated 31<sup>st</sup> March 2022 is uploaded on the Project webpage of Maharashtra Real Estate Regulatory Authority ("MahaRERA").

030897

16 MAR 2022

अनुसूच-१ / Annexure - I

केवल प्रतिज्ञापत्रासाठी / Only for Affidavit



मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक

मुद्रांक विक्रीत देणाऱ्याचे नांव, रहिवासीचा पत्ता व सही **K. Raheja Corp Private Limited**  
परवानाधारक मुद्रांक विक्रीत घेणाऱ्याचे नांव सही **Regd. Off.: Plot No. C-30, Block 'G',**  
**Corp. SIDA, Bandra Kurla Complex,**  
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता **Bandra (E), Mumbai - 400 051.**  
परवाना क्रमांक **6000082**

मुद्रांक विक्रीचे ठिकाण / पत्ता: श्री. काचन हर्षद बोंगाळे  
अनुसूच. २, दिल्लीप न. खैरनगर, कोलगेट मैदानासामोर,  
महाराष्ट्र मंदिराजवळ, बांद्रा (पूर्व), मुंबई - ४०० ०५१.

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महाराष्ट्र मंदिराजवळ, बांद्रा (पूर्व), मुंबई - ४०० ०५१.



2. That the details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, are provided in the "Details of Encumbrances concerned to Finance", "Details of Encumbrances concerned to Legal" and "Legal Title Report", all of which are uploaded on the Project webpage of MahaRERA.
3. That the time period within which the Project shall be completed by the Promoter is by 30<sup>th</sup> September 2025.
4. That seventy percent of the amounts realized 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 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 70% of the amounts collected from the allottees of the 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, if any, 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 and, in the interest of the disclosure has provided further information, as set out in Explanatory Note/Self-Declaration annexed as Annexure "A" hereto.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment in the Project.

Deponent  
For K. Raheja Corp Private Limited

Mr. Ramesh Ranganathan  
Director



BEFORE ME  
N. K. DUBEY  
B.A., L.L.B.  
NOTARY  
Maharashtra  
Govt. of India

10 AUG 2022

**Verification**

The contents of my above Affidavit cum Declaration (read with Explanatory Note/Self-Declaration at Annexure "A") are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 8<sup>th</sup> day of August 2022.

Deponent  
For K. Raheja Corp Private Limited

  
Mr. Ramesh Ranganathan  
Director



**BEFORE ME**



**N. K. DUBEY**

B.A., LL.B.

**NOTARY**

Maharashtra  
Govt. of India

11 0 AUG 2022

Annexure "A"

Explanatory Note/Self-Declaration

It is clarified/explained in the interest of disclosure (and for abundant caution that):

1. The Promoter along with its group Company, **Feat Properties Private Limited ("FEAT")** has filed a Company Scheme Application No. **C.A.(CAA)-171/2022** on 27<sup>th</sup> June 2022 before the National Company Law Tribunal (Mumbai) ("**NCLT**") under section 230 to 232 of the Companies Act, 2013 for demerging of the activities, operations, assets and liabilities pertaining to residential development vertical of Promoter into FEAT which includes the Project ("**Scheme**"). The Promoter further informs that the Scheme shall come into effect from 1<sup>st</sup> April 2021, or any other date as may be determined by the Board of Directors of FEAT and the Promoter, or such other date as directed or fixed and approved by the NCLT. Accordingly, all rights and obligations of the Promoter in the Project will stand transferred to and vested in FEAT, on the Scheme coming into effect on the date as aforesaid.
2. By and under Indenture dated 8<sup>th</sup> November, 1946 and registered with the office of the Sub-Registrar of Assurances under Serial No. BND-1317 of 1946, Mr. Jehangir Nadirshaw Vakil (Purchaser therein) inter-alia covenanted with Mr. Basil Francis Gomes (Vendor therein) that the Vendor therein and his heirs, executors, administrators and assigns shall have a right to pass and repass on foot from and to the other land of the Vendor therein bearing Survey No. 26 to and from the shore, on and over a strip 6 feet in width passing through the land on which the Project is proposed to be developed ("**ROW Portion**"). The allottees in the Project will be bound by the aforesaid right of way over the ROW Portion.
3. (a) Land admeasuring about 241 square meters out of Survey No.78B situated at Village Juhu is a government foreshore land ("**Foreshore Land**") and contiguous / adjoining the land on which the Project is proposed to be developed.  
(b) The Government of Maharashtra has approved extension of lease of the Foreshore Land in favour of the Promoter for a period of 30 years w.e.f 1<sup>st</sup> January 2012. The Promoter reserves the right to apply to the concerned District Collector under the provisions of the Maharashtra Land Revenue (Conversion of Occupancy Class-II and Leasehold lands into Occupancy Class-I lands) Rules, 2019 *inter alia* for conversion of tenure of Foreshore Land into Occupancy Class-I land and be entitled to amalgamate the Foreshore Land with the land on which the Project is proposed to be developed and/or utilize the FSI/TDR of the Foreshore Land in the manner the Promoter deems fit (including on the land on which the Project is proposed to be developed), as per applicable laws.

