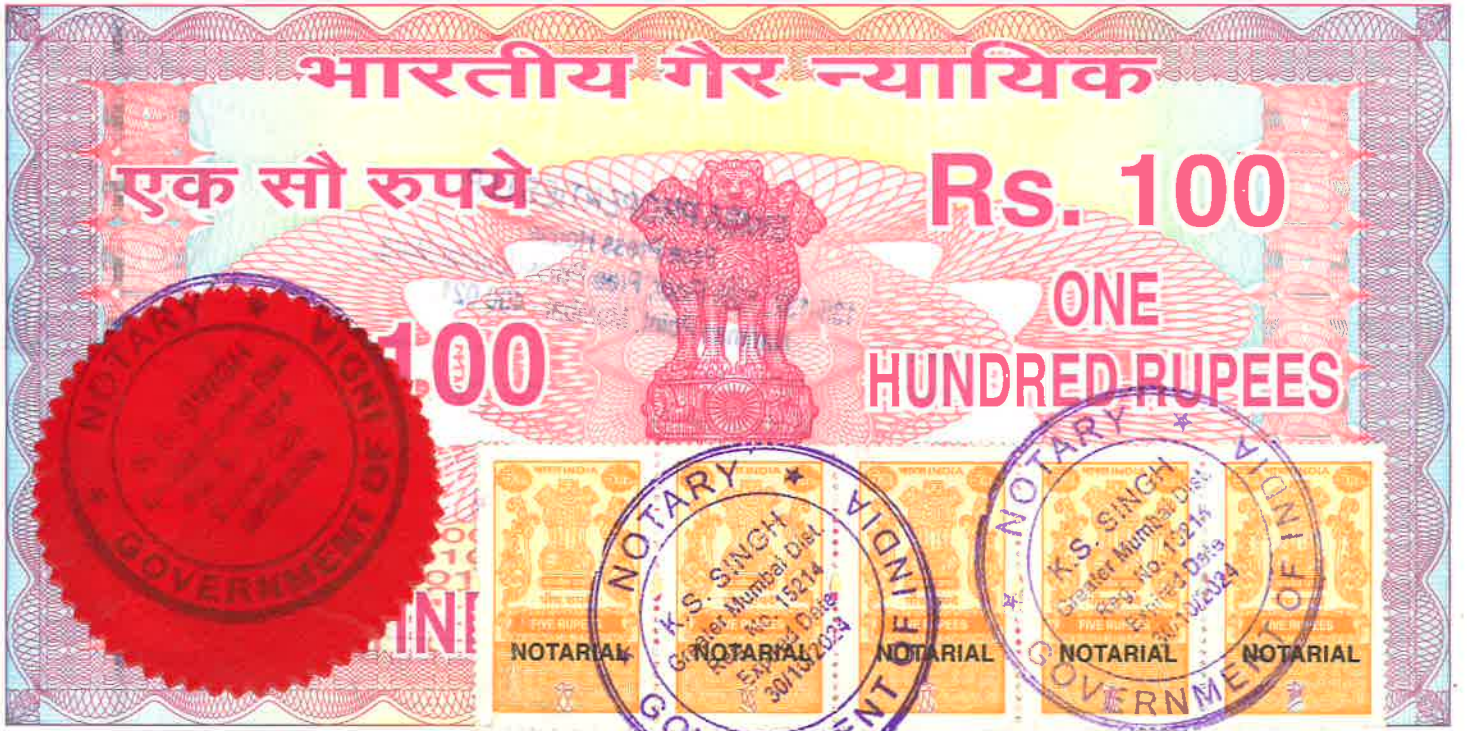


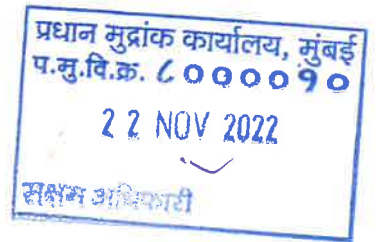


महाराष्ट्र MAHARASHTRA

29AA 590242



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



श्री दि. क. गवई
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. Cyrus Jamshed Mody being Managing Partner duly authorized by Simba Properties LLP (Developer Promotor) residing at 20/21- A, IL Palazzo, Little Gibbs Road, Malabar Hill, Mumbai, Mumbai City Maharashtra 400006 of the proposed project Viceroy Prive situated at plot bearing CTS No 809/A/1/1/6 to 809/A/1/1/10 of village Poisar, Taluka Borivali, District Mumbai within the limits of the Municipal Corporation of Greater Mumbai in the Registration District and Sub-District of Mumbai and Mumbai Suburban, vide its authorization dated 28th November 2022

5375



SIMBA PROPERTIES LLP

Free Press House

**135-137, 13th Floor, Free Press Journal Marg,
Nariman Point, Mumbai - 400 021.**

मुद्रांक विकत घेणाऱ्याची नाव

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रित्याची सही

परवाना क्रमांक : ८००००९०

मुद्रांक विक्रीचे नाव/पत्ता : श्री. कल्पेश प्रेमजी गाला

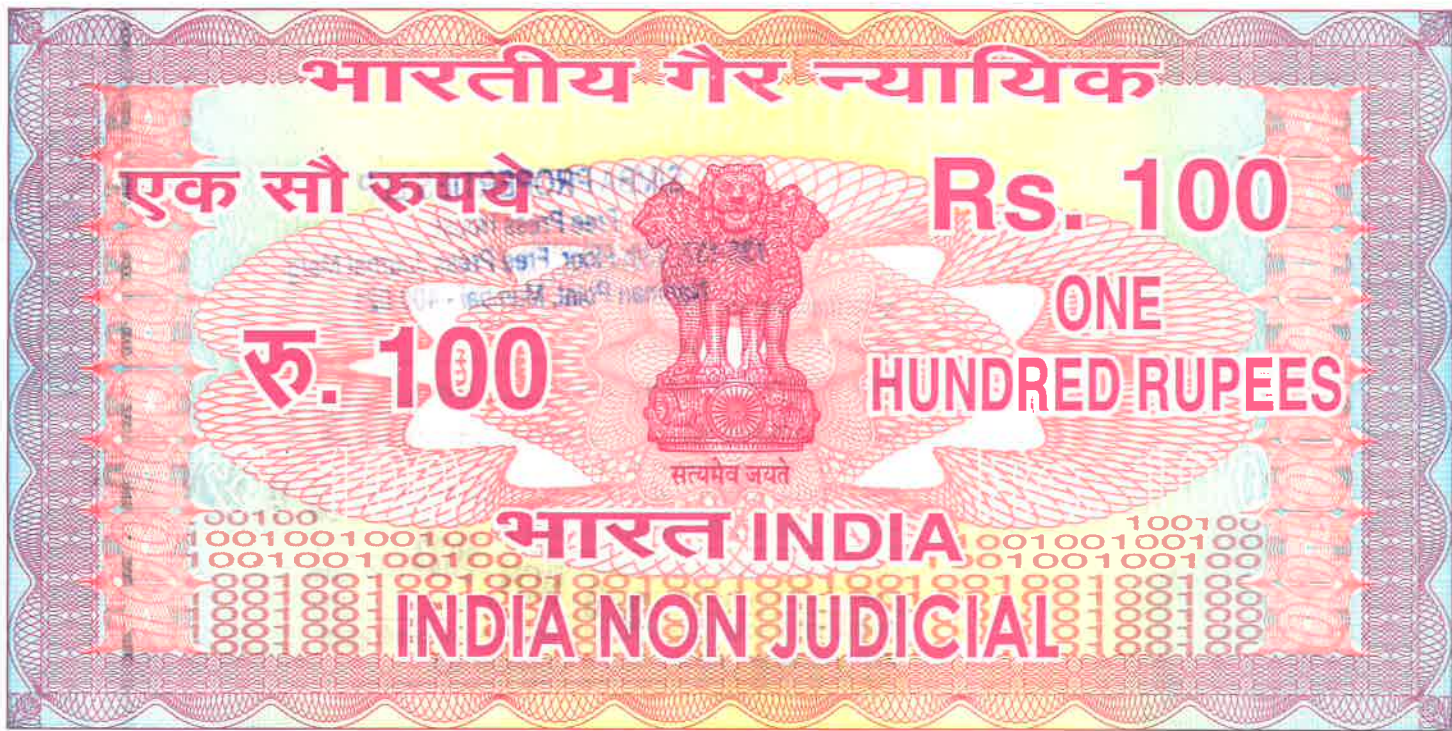
शॉप नं. ४, भाग्योदय बिल्डींग, ७९ नगीनदास मास्टर रोड, फोर्ट, मुंबई-४०० ००९.

शासकीय कार्यालयात नोंद/ज्याय्यालयासमोर पंतिनायक/सादर करणे सही मुद्रांक
कागदाची अक्षरशक्ती नं. ३. भाग्योदय (२००७/२००८) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केलापासून दमहिऱ्यात वापरणे बंधनकारक आहे.

30 NOV 2022

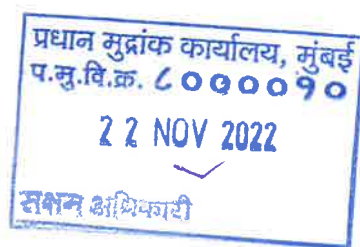
30 NOV 2022



महाराष्ट्र MAHARASHTRA

2022

29AA 590243



I, Cyrus Jamshed Mody duly authorized by Simba Properties LLP of the क. गवाः
proposed project do hereby solemnly declare, undertake and state as under:

1. Bombay Real Estate Development Company Pvt. Ltd., (Land Owner Promoter) have a legal title Report to the land on which the development of the proposed project is to be carried out by Simba Properties LLP
2. That the project land is free from all encumbrances.
3. That the project shall be completed by the Developer Promotor by 31/12/2027
4. For the new project seventy percent of the amount realized hereinafter by the Developer Promoter- Simba Properties LLP 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 by Simba Properties LLP as per the JDA.



SIMBA PROPERTIES LLP

Free Press House

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Nariman Point, Mumbai - 400 021.**

मुद्रांक विकत घेणाऱ्याचे नाव

मुद्रांक विकत घेणाऱ्याचे रहिवासी परत

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक

दिनांक

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रीत्याची सही

परवाना क्रमांक : ८००००९०

मुद्रांक विक्रीचे नाव/पत्ता : श्री. कल्पेश प्रेमजी गाला

शॉप वॉ. ४, भण्योदय बिल्डींग, ७९ नगीनदास मास्टर रोड, फोर्ट, मुंबई - ४०० ००९.

शासकीय कार्यालयासमोर/ज्यायालयासमोर प्रमाणित सही. मुद्रांक

कागदाची आवश्यकता नाही. (संस्कृत मादक म. ०९/०७/२००४) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक

खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

30 NOV 2022

30 NOV 2022



5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 by the Developer Promoter- Simba Properties LLP.
6. That the Developer Promotor 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. Although the co-promoter having revenue sharing only in the project, the total collection from allottees will be done by the Developer Promoter- Simba Properties LLP and accordingly, they will do all the needful RERA compliances.
7. That the Developer Promotor shall take all the pending approvals on time, from the competent authorities.
8. That the Developer Promotor 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 Developer Promotor have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Developer Promotor shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Agnes J. Khosla
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 30th day of November, 2022



ATTESTED BY ME

K. S. Singh
K. S. Singh
NOTARY
Government of India
Greater Mumbai Distt.

11 DEC 2022

11/12/2022

