



महाराष्ट्र MAHARASHTRA

2022

25AA 687689



श्रीम. एल. एल. सांगळे

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. Natwar M Lal, Partner of M/s. Mamtara Enterprise authorised by the 1. Mr. Samir Tanna, 2. Mrs. Shobha Tanna, 3. Mr. Vilesh Tanna, 4. Mrs. Veena Shah 5. Miss Falguni Tanna of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization under Development Agreement dated 10th July 2003 read with the Order dated 15th July 2019 in terms of Consent Terms dated 15th July 2019 in L.C.Suit No. 1099 of 2018, Bombay City Civil Court at Bombay, Dindoshi Division,

L. Lal

जोडपत्र-१/Annexure-I

फक्त प्रतिज्ञापत्रासाठी for Affidavit

28 OCT 2022

मुद्रांक विक्री बोंद वही अनु. क्रमांक/दिनांक
Sales Register Serial No/Date:

मुद्रांक विकत घेणाऱ्याचे नांव व रहिवासी पत्ता व सही
Stamp Purchaser's Name & Address of
Residence & Signature

श्री राजन गणपत शिंदे परवानाधारक मुद्रांक विक्रे

परवाना क्रमांक एल.एस.व्ही.-८०००००९

प्लॉ-३, हेमू कलाविक इनारत, अल्का विशार हॉटेलच्या बाजूला,

एल.आय.सी. कॉम्लेक्स मध्ये, एस.व्ही.रोड,

सुलतान (पारंगत), मुंबई-४०० ०६४.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांची त्याच कारणासाठी

मुद्रांक खरेदी करणाऱ्यास मंडळनाम वापरणे बंधनकारक आहे

Tel.: २२००७३५९ / Mob.: ९८२०१४१०६६

Narwan m. Lal



I, Mr. Natwar M lal, Partner of M/s. Mamtora Enterprise authorised by 1. Mr. Samir Tanna, 2. Mrs. Shobha Tanna, 3. Mr. Vilesh Tanna, 4. Mrs. Veena Shah 5. Miss Falguni duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the authorised person to owner have/has a legal title Report to the land on which the development of the project is proposed

OR

Have has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

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

2. That the project land is free from all encumbrances.

OR

That detail of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by constituted Attorney to owner from the date of registration 30th September 2025.

4. (a) For new projects :

That seventy per cent of the amounts realised by constituted Attorney to owner 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter by constituted Attorney to owner 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.

OR

(ii) That entire of the amounts to be realised hereinafter by constituted Attorney to owner 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5



6. That the authorised Person to owner 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 Authorised Person to owner shall take all the pending approvals on time, from the competent authorities.

8. That Authorised Person to owner 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 Authorised Person to owner have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That Authorised Person to owner shall not discriminate against any allottee at the time of allotment.

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 us at Mumbai on this _____ day of 11 NOV, 2022

For M/s. Mamtora Enterprise

L. M.

(Mr. NATWAR M. LAL)
Partner
Deponent



BEFORE ME

Dm'

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai - 400101

11 NOV 2022