

जोड़पत्र-१ Annexure - 1

फुलत प्रतिज्ञापनासाठी Only for Affidavit (U/T) **Lakadawala Developers Pvt. Ltd.**

Lathiwala Apt., 1st Flr.,

Shivdas Chapsi Road,

Near Sales Tax Office,

Mazgaon, Mumbai-400 019

दिनांक

मुद्रांक विशिष्टावतंकी नॉंद बही अथु. फरमांक

0009U6

मुद्रांक लिपित घोषणापी सही

बटवारा फरमांक: ८००००००३

मुद्रांक विक्रीचे नाव/पत्ता: श्री. अशोक रघुनाथ कदम

२२०, शहीद भगत सिंह रोड, तळजणव २/११, उणाई सुपन, लॅन्ड, मुंबई-४००००१.

प्रासलिंग फाईल: मसौरी/न्यायक वास्तुकार प्रसिद्ध करणारी मुद्रांक

नाम: श्री. आ. अशोक कदम. (संस्थान जर्ने इ. ०१/०७/२००४) बला

उदा: कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक असेल

लेखापासून धाडिन्यात पावर गे बंद करवाक आहे.

- 1 SEP 2021

- 1 SEP 2021



1. The Plot of Land bearing survey No. 97 and Corresponding CTS No. 7(part) admeasuring 18,839.67 sq.mtrs. being lying and situated at Village Borla, Taluka- Kurla, Mumbai Suburban – 400 043. Belongs to Municipal Corporation of Greater Mumbai, which was encroached by Slum Dwellers. The Promoter has a legal title Report to the land on which the development of the project is proposed.
2. That details 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 Promoter from the date of registration of project is 60 months i.e., 31st October, 2026.
4. That seventy per cent of the amounts to be realized hereinafter by me/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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

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 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 on time, from the competent authorities if any.

8. That I/ 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.

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9. That I/ the Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For M/s. Lakadawala Developers Pvt. Ltd.



Director

(Deponent)

BEFORE ME

2022-09-19

ASHOK P. GAKAR
B.Com., LL.B., G.D.C. & A.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA
Reg. No. 5873



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 31st August 2021.

For M/s. Lakadawala Developers Pvt. Ltd.



Director

(Deponent)

Identified Before me.



BEFORE ME


1.8.2021

ASHOK P. GAKAR
B.Com., LL.B., G.D.C. & A
ADVOCATE HIGH COURT
NOTARY G.O.T. OF INDIA
Reg. No. 5873



