



महाराष्ट्र MAHARASHTRA

2017

SC 455946



FORM 'B'

[See rule 3(6)]



श्री. सु. का. पाटील

**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. Vikash Khetan duly authorized by the Promoter of the proposed project "**JP North Estella**" situate at Village Ghodbunder, District & Taluka Thane, vide its /his/their authorization date 21.06.2017;

I, Vikash Khetan, duly authorized by the Promoter of the proposed project "**JP North Estella**" do hereby solemnly declare, undertake and state as under:



12 JUL 2017
12 JUL 2017

नामपत्र - Annexure - I

५. प्रतिज्ञापनासाठी Only for Affidavit

मुद्रांक विक्रेता घेणाऱ्याचे नाव **SKYLARK REALTORS PVT. LTD.**
4th Floor, Viraaj Towers, Western Express Highway,
Near WEH Metro Station, Andheri (East),
मुद्रांक विक्रीबाबतची संपद घेईल अशी ठिकाणची **Mumbai-400 093.**

002317



मुद्रांक विक्रेता घेणाऱ्याची नाव
परवाना क्रमांक : ६८८८८८
मुद्रांक विक्रीचे ठिकाण : **२९० शाहीद बहादुर रोड, फोर्ट, मुंबई - ४००००८**
शासकीय कार्यालयातर्फे मुद्रांक विक्री करणेसाठी मुद्रांक
कागदाची उमटशेवक्या नं. १०१/२००४/२००४ नुसार
ज्या कारणासाठी ज्यांनी मुद्रांक घेतले ते त्या कारणासाठी
प्रत्येकासून ६ महिन्यांच्या आत मुद्रांक विक्री करणेची मुदत

1. That Promoter has a legal title Report to the land on which the development of the real estate project is proposed and a legally valid authentication of title of such lands along with an authenticated copy of the agreement between such owner/s, co-promoters and promoter for development of the real estate project is enclosed herewith.

2. (a) The rights of entire real estate project have been mortgaged in favour of :

Sr. No.	Mortgagee	Type of Deed	Date	Document No.
1	Catalyst Trusteeship Ltd	Debenture Trust cum Mortgage Deed for Senior Secured Unlisted Redeemable Non-Convertible Debentures	18.09.2017	Sub-Registrar of Assurances Andheri -1 and bearing Sr. No. BDR-1-10684 of 2017 dated 18 th September, 2017
			18.09.2017	Sub-Registrar of Assurances Andheri -1 bearing Sr. No. BDR-1-10683 of 2017 dated 18 th September, 2017

The mortgages include some other projects which are being developed by the Promoters or their Associate Companies.

- (b) There are litigations on the said lands as well as Larger Land comprising the Layout:

JP NORTH LAYOUT - PENDING LITIGATION DETAILS

Sr. No.	Survey No./Project Name	COURT NO./ JUDGE/ MAGISTRATE	CASE NO./ Type Of Case	PARTIES	Preventiv/ Injunction/ Interim Order whether passed?	STATUS
1	Sur. No.110/1, 25/3,110/4,112/4, and 110/3, 110/1 of Village Ghodbunder, Thane	7-10th Joint CJSD, Thane District Court	RCS/403 / 2016	Hemlata Uday Patil and 3 others V/s. R N A Corporation Private Limited Company and 7 others	No	For Issues
2	Survey No.26/5 of Vill. Ghodbunder & Dist. Thane	3-8th CJSD, Thane District Court	Spl. C.S.648/ 2007	Leelabai G. Patil v. Dnyaneshwar Shivram Patil & 10 Others	No	For Hearing
3	Survey No.26/5 of Vill. Ghodbunder & Dist. Thane	3-8th, CJSD, Thane District Court	Spl. C.S.862/ 2011	Ravi Development V/s Mr Dyaneshwar Shivram Patil and 15 Others.	No	For Hearing
4	Survey No.26/5 of Vill. Ghodbunder & Dist. Thane	3-8th Joint Civil Judge Senior Division, Thane District Court	Spl.C.S.579/ 2009	R.N.A.Builders A.A v. Mr.Dnyaneshwar Shivram Patil and 14 others.	No	For Compromise
5	Survey No.26/5 of Vill. Ghodbunder & Dist. Thane	3-8th Joint CJSD Thane District Court	Spl. C.S.356/ 2013	Mukesh Shantilal Mehta v. Ms. R N A Builders	No	For Hearing
6	Survey No. 117/5 of Vill. Ghodbunder & Dist. Thane	2nd Joint Civil Judge Senior Division Thane District Court	Suit No. 203/2016	Shahnawaz S.Khan v. Parshuram Tare & 25 Ors.	No	Awaiting Notice
7	Survey No.133/3 of village Ghodbunder, Tal & Dist. Thane	Court of 12-13th CJSD, Thane.	Spl. C.S. 243/2010	Ramchandra Narayan Kini and 7 others v/s Digambar Dadaji Kini and 3 others	No	For Amended Plaintiff
8	Survey No. 116/5, 116/7 and 125/1 of village Ghodbunder, Tal & Dist. Thane	Bombay High Court	Civil Writ Petition (St) No. 29313 of 2016	Shri Joh Titus Jerome D'souza and Ors. vs Smt. Florence D. Correa and Ors.	No	Pre-Admission before the Registrar
9	Survey No. 22/5 of village	Tahisldar, Thane	Complain t No. 39/2017	Smt. Usha Pandurang Tare vs Shri Ramesh	No	For record of the Written Statement

Ghodbunder, Tal & Dist. Thane			Pandurang Tare & Ors.		
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JP NORTH LAYOUT -LITIGATION DETAILS THAT HAVE BEEN DISPOSED OFF						
Sr. No.	Survey No./Project Name	COURT NO./JUDGE/MAGISTRATE	CASE NO./ Type Of Case	PARTIES	Preventive/Injunction/ Interim Order whether passed?	STATUS
1	Survey No.26/5 of Vill. Ghodbunder	C.J.S.D, 9-3rd Joint Civil Judge, Senior Division, THANE	Reg.Civil Suit No. 17/2006	Mukesh Shantilal Mehta V/s. Dnyaneshwar Shivram Patil and Ors.	Yes. The Defendants were not allowed to dispossess the Plaintiff or create any third-party rights	Partially decreed
2	Survey No.26/5 of Vill. Ghodbunder	C.J.S.D, 9-3rd Joint Civil Judge, Senior Division, THANE	Spl.Civil Suit NO.576/2007	Smt. Leelabai G. Patil Vs/ Dnyaneshwar Shivram Patil & 8 Others		Case Contested and Dismissed in Default
3	Survey No.26/5 of Vill. Ghodbunder	11-CJSD, Thane District Court	Spl.C.S. 460/ 2014	Mukesh Shantilal Mehta V/s. Zuber G R Patel and 4		Case Contested and Withdrawn
4	Survey No. 117/5 of Vill. Ghodbunder	Thasildar Thane	Complaint No. 48/2016	Shahnawaz S.Khan V/s. RNA Builder Ors.		Disposed off

3. That the time period within which the real estate project shall be completed by the Promoter from the date of registration of the project is 31st December 2020.

4. For on-going real estate project on the date of commencement of the Act:

That the seventy percent of the amounts to be realized hereinafter by the Promoter from 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 account duly certified and signed by such practicing chartered accountant and it shall be verified during the audit that the amounts collected for a particular real estate project have been utilized for the real estate project and the withdrawal has been in compliance with proportion to the percentage of completion of the real estate project.

7. That the Promoter shall take all the pending approvals on time, from the competent authorities.

8. That the Promoter shall inform the Authority regarding all the changes that has 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 has been prescribed by the rules and regulations made under the Act.

10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

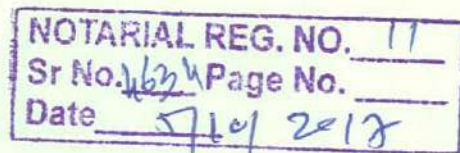
[Signature]
Deponent

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified me at Mumbai on this 4th day of October, 2017.

[Signature]
Deponent



Before me

[Signature]
05/10/17

UDAI PRAKASH (M.A.L.L.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
Regd No. 9972

