

HEITIE MAHARASA KRA

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@ 2017 @

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

RY 547937

प्रधान मुद्रांक कार्यालय, मुंबई प.मु,वि.क. ८००००९

7 JUL 2017

सक्षम अधिकारी

Affidavit cum Declaration of Mr. Nisar Ahmed Ibrahim Patel भी. हेमत सार्वेत being the Partner of Anmol Land Developers ("Promoter") of the ongoing project.

I, Mr. Nisar Ahmed Ibrahim Patel, being the Fartner of Anmol Land Developers ("Promoter") of the ongoing project being developed on all that piece and parcel of land bearing Fina P ot No. 414 of T.P.S.

No. IV of Mahim Division bearing Cadastral Survey No. 1615 of Lower Parel Division admeasuring 1347.00 Sc. Mts. or thereabouts



24 JUL 2017 जोडनर - व Annexure-1 NISAR IBRAHIM PATEL फका प्रतिकारमानि Only for Affidavit DUT WHAL HOUSE 192 SELLASIS ROAD. DUT ONALA PROME 262 BELLASIS ROAD.

BORNE MIRAL, MUSICAL 400 008.

TEL: 23065598, 22093393.

STEDUT OF EXAMEN AR मुद्रांक विकत ग्रेणा जाने राज \_\_ मुद्रांक विकल बेणा-मने रहिवाओं पत्ता\_\_\_ मुद्रांक विकीयानती नेद वही अनु क्रमांक \_ मुडांक रिक्त मेण यानी 🔰 0345 पताना रमांक : २००००० १ मुक्ताना विक्रीने डिकाम / एता ःसी . अरुणा अरुण वाशिर्डे पुद्राम्ह विकास स्टब्सण / पत्ता : सी. अस्तिम अस्तिम वाशिड १४ वि. सोम्पनी राजि, स्टेंडरव विस्क्रींग, सळनजला, की. मे. रोड, हिर्देश, मुंबई -४०० ००४. आस्त्रीम जन्निम्बालको / स्वायानकारकोर प्रतिभाग स्पृट्र करणेलाले मुझंड सामग्रीम जन्मानिकारी. (शासन आर्था वि. ०९/०७/२००४ वृतार) रिक्षा का प्रतिभिद्रा अन्य पुराक स्रोटी केना स्वानी त्याच आरणान्ने पुटाड खोटी विस्तार तुन इम्होन्सन कारणे बंधनकारक अपि.

24 JUL 2017.

The July



thereabouts(Project Land) do hereby solemnly declare, undertake and state as under :

- That I/promoter have/has a legal title Report to the land on which the development of the project is proposed.
- 2. That the project land is free from all encumbrances. However, Vide Loan Agreement dated 31<sup>st</sup> August, 2016, executed between the Promoter as the "Borrower" of the One Part and JM financial Credit Solutions Limited, as the "Lender", the Promoter has created security/charge on the receivables from the units to be sold in the said New Building. In terms of the aforesaid Loan Agreement dated 31<sup>st</sup> August, 2016, the Promoter shall deposits the receivables from the sale of the premises forming a part of the said New Building in name of ""Anmol Land Developers Escrow Account 2" having Escrow Account No.05440350000190maintained with HDFC BankLtd. Tardeo, Mumbai Branch.
- 3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is 31<sup>st</sup> December 2021, subject to Force Majeure events as listed in The Real Estate (Regulation and Development) Act, 2016 (the "Act").
- For ongoing project on the date of commencement of the Act

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.

That the amounts from the separate account to cover the cost of project shall be withdrawn in accordance with Rule 5.



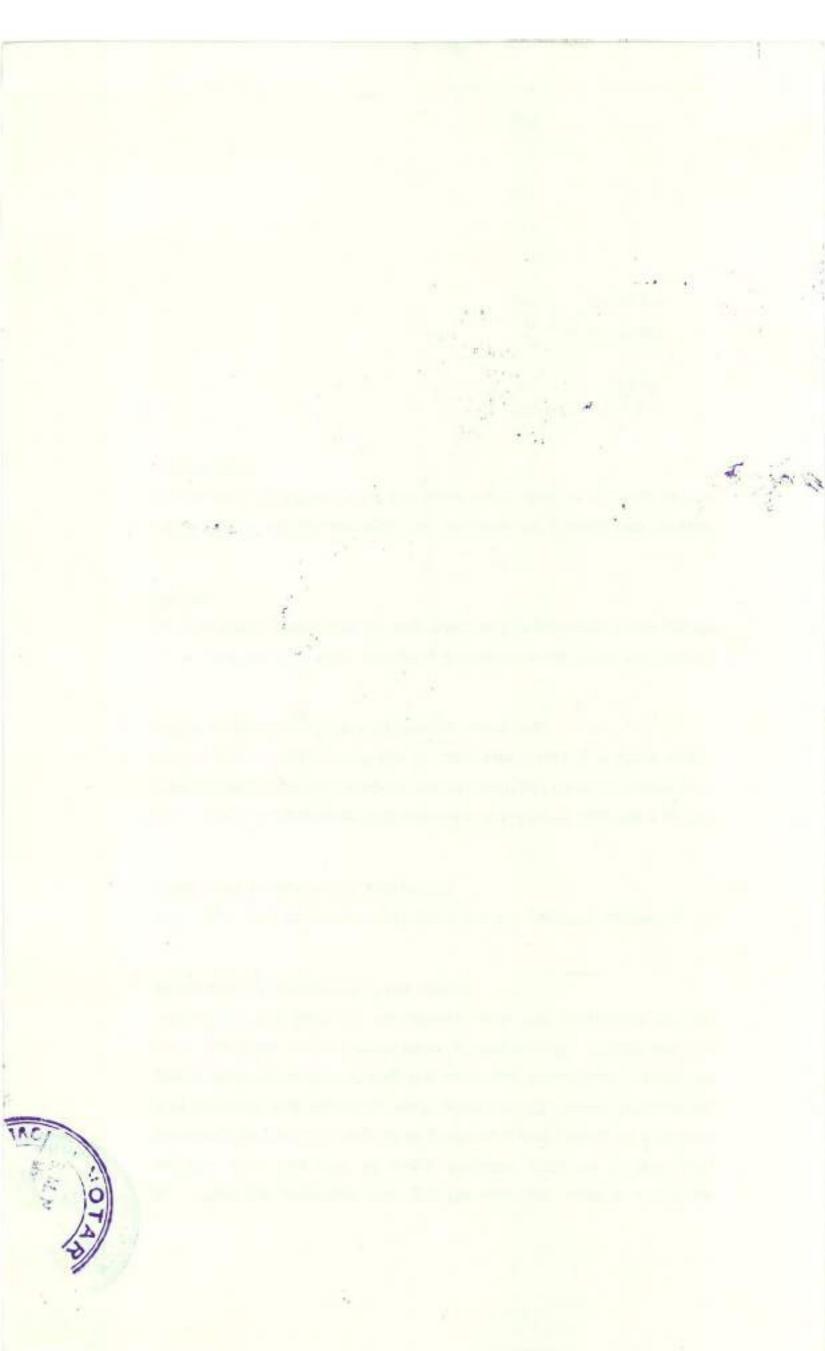




- 6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statements of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that 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.
- 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 have occurred in the information furnished under subsection (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
- That the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 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.

(Partner)

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 \_\_\_\_ day of \_\_\_\_\_ 2017.

(Partner)

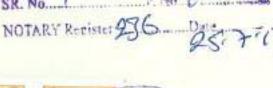
Deponent

BEFORE ME

S. M. N. Nagvi NOTARY

Government of India. Mumbai & Thane Dist.

S. M. N. Nagvi Maribal & Thane







Advocate High Court C.M.M. (Esplande) Court, Mahapalika Marg. Bombay-1

