



महाराष्ट्र MAHARASHTRA

2017

RY 547937



FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००९
- 7 JUL 2017
सक्षम अधिकारी

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

I, Mr. Nisar Ahmed Ibrahim Patel, being the Partner of Anmol Land Developers ("Promoter") of the ongoing project being developed on all that piece and parcel of land bearing Final Plot No. 414 of T.P.S. No. IV of Mahim Division bearing Cadastral Survey No. 1615 of Lower Panel Division admeasuring 1347.00 Sq. Mts. or thereabouts

HA

24 JUL 2017

सौदर - १ Annexure-1

केवल प्रमाणपत्रासाठी Only for Affidavit

मुद्रांक विकत घेण-याचे नाव

मुद्रांक विकत घेण-याचे रहिवासी पत्ता

मुद्रांक विकत घेण-याचे नोंद वही अनु. क्रमांक

मुद्रांक विकत घेण-याची

परवाना क्रमांक : २०००००९

मुद्रांक विकत घेण-याचे पत्ता : सौ. अरुणा अरुण दाशिर्डे
९४/१, खोमणी बाडी, खंडेराव शिंदे, सऊनजसा, वी. पी. रोड,
वि. बा. मु. - ४०० ००४.

आमच्या कार्यालयीन / व्यापारिक कार्यांसाठी प्रमाणित करण्यात येणारे मुद्रांक
विकत घेतले जातील. (अंमलबजावणी दि. ०१/०७/२००४ नुसार)
यात कोणत्याही प्रकारचा मुद्रांक रक्कस किंवा त्याची त्याच प्रमाणित मुद्रांक खोली
वैधता नसून इतर कोणत्याही प्रकारचा असणारा आहे.

NISAR IBRAHIM PATEL
DUTY WALA HOUSE 382 DELLASIS ROAD,
MUMBAI CENTRAL, MUMBAI-400 008.
TEL: 23063338, 23093333.



24 JUL 2017



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

1. 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 31st 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 31st 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.**05440350000190** maintained with HDFC Bank Ltd. 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 31st December 2021. subject to Force Majeure events as listed in The Real Estate (Regulation and Development) Act, 2016 (the "**Act**").
4. 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.
5. That the amounts from the separate account to cover the cost of project shall be withdrawn in accordance with Rule 5.

THE STATE OF NEW YORK
IN SENATE
January 11, 1906.
REPORT
OF THE
COMMISSIONER OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE
MAY 1, 1895.
ALBANY: J. B. LIPPINCOTT & CO., PRINTERS.
1906.

THE LAND OFFICE OF THE STATE OF NEW YORK
HAS THE HONOR TO ACKNOWLEDGE THE RECEIPT
OF THE REPORT OF THE COMMISSIONER OF THE
LAND OFFICE, IN RESPONSE TO A RESOLUTION
PASSED BY THE SENATE MAY 1, 1895.
AND TO CERTIFY THAT THE SAME HAS BEEN
FILED IN THE OFFICE OF THE CLERK OF THE
SENATE, AND IS HEREBY REFERRED TO THE
COMMISSIONER OF THE LAND OFFICE FOR
FURTHER ACTION.
IN WITNESS WHEREOF, I HAVE HEREUNTO
SET MY HAND AND SEAL OF OFFICE,
THIS 11TH DAY OF JANUARY, 1906.
JOHN W. ALLEN, CLERK OF THE SENATE.

ALBANY, N. Y., JANUARY 11, 1906.





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.

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 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 promoter have/has furnished such other documents as have 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.

(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 25-7-17 day of July 2017.

[Signature]

(Partner)

Deponent

BEFORE ME

Sony 25-7-17

Identified by me
[Signature]
MUTAVALLING. M.
Advocate High Court
C.M.M. (Esplanade) Court,
Mahapalika Marg, Bombay-4

S. M. N. Naqvi
NOTARY
Government of India,
Mumbai & Thane Dist.



SR. No. 996 P. No. 96

NOTARY Register 236 Date 25.7.17

