

1107
65 11/12/18



महाराष्ट्र MAHARASHTRA

2018

AK 732588



प्रधान मुद्रांक कार्यालय, मुंबई
प.म.वि.क्र. ८००००२०
28 NOV 2018
सहायक अधिकारी



FORM 'B'

Affidavit cum Declaration of M/S MANEK LAND DEVELOPMENT CORPORATION Co-promoter of the project 'MLDC Yashwant Orchid' Phase - 1, situated at Survey No. 7 to 11, 15 to 17, 19 to 25 Plot No. 1, 2, 3, 4 at Village More, Taluka Vasai, District Palghar.

I Mr. Bharat Shantilal Shah, Age 74 years, Occupation Business, residing at 5/C, Swapnalok, 5th floor, L. Jagmohandas Lane, Neapeansea Road, Mumbai 400 006 in my capacity as a partner of M/S **MANEK LAND DEVELOPMENT CORPORATION** a partnership firm having its office at 811, Embassy Centre, Nariman Point, Mumbai 400 021 and Co-promoter of the proposed project vide firm's

Bharat Shah



authorisation dated 10/12/2018, do hereby solemnly declare, undertake and state as under:-

1. That Co-promoter M/S MANEK LAND DEVELOPMENT CORPORATION 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 for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That document viz Agreement for Sale and Allotment letter etc. under preparation at the time of registration of the real estate project, and we undertake to upload immediately when ready.
4. That the construction of said real estate project viz. "MLDC Yashwant Orchid", Phase - 1 shall be completed by the Promoters on or before **31st December 2023**.
5. That Co-promoter shall adhere to The Real Estate (Regulation and Development) Act, 2016 and Rules, Regulations made hereunder for preparation of these documents and shall upload them as soon as they are ready.
6. That 70% of the amounts to be realised hereafter for said real estate project viz. 'MLDC Yashwant Orchid' Phase - 1 from Allottee/s from time to time shall be deposited in separate account being account No. 510101006727332 maintained with Corporation bank Nariman Point branch, Mumbai (schedule bank).
7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules 2017.
8. That the Co-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 withdrawal has

Ramg. V.



been in compliance with the proportion to the percentage of completion of the project.

9. That the Co-promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Co-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.

11. That the Co-promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



12. That the Co-promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

13. The Co-Promoter further declare and confirm that PIL-64 is disposed off vide Hon. Bombay High Court order dt 23/11/2017 & petitioners have sought review petition which is pending.

14. As per the Joint venture agreement dated 13/11/2013 executed between The Promoters and Co-Promoters of the aforesaid project and subsequent modification through supplementary agreement dated 11/12/2018 the promoters and Co-Promoters shall be sharing the total constructed area among themselves. The details of flats /shops which comes to the share of Co-promoters herein ARE listed in the schedule attached to the aforesaid supplementary agreement.

15. For the Flats listed in the aforesaid schedule, Co-promoters or their authorised representative shall be only authorised to sell, and / or execute an agreement for sale with prospective buyers and admit the execution thereof before the sub- Registrar of assurances and to receive monies due on such agreement directly in the name of **M/S MANEK LAND DEVELOPMENT CORPORATION.**

Manoj K. Kulkarni



VERIFICATION

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Mumbai on this 11th day Dec. of 2018.

FOR M/S MANEK LAND DEVELOPMENT CORPORATION

Bharat Shah
(Bharat Shah)
PARTNER
Deponent.



BEFORE ME
H. B. Mishra
11/12/2018
H. B. MISHRA
B.A LLB Reg No 10540
NOTARY GOVT. OF INDIA
/31, Anandashram Bldg.
Dr R G Thadani Marg,
Worli Mumbai - 400 018.

NOTED & REGISTERED
Sr. No. 1107 Page No. 65
Date 11/12/2018