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महाराष्ट्र MAHARASHTRA

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AFFIDAVIT CUM DECLARATION.

प्रमाण शुद्धांक कार्यालय, मुंबई
प. शु. वि. सं. ८००००१८
21 JUL 2017
सक्षम अधिकारी

श्री. प. ना. चिन्मये

Affidavit Cum Declaration of Lakadawala Developers Pvt. Ltd. (LDPL) a Company incorporated under the provisions of Companies Act, 1956 and having its registered Office at 101, Lathiwala Apartment, 1st Floor, Shivdas Chapshi Road, Near Sales tax Office, Mazgaon, Mumbai – 400 010 duly represented by Mr. Musa I. Lakdawala Managing Director-Promoter of the ongoing Project.

I, Mr. Musa Ismail Lakdawala Managing Director of Lakadawala Developers Pvt. Ltd. (LDPL) and Promoter of the proposed ongoing Project, duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

msl. 1/15

- 1) The plot of land bearing C. S. No.166 of Tardeo Division admeasuring 2241.12 sq. Mtrs being lying and situated at Bapty Road, E – Ward, Mumbai. The Promoter has Legal Title Report to the Land on Which the Development of Project is proposed and On 30th November, 2005 a Company being the Developer entered into Deed of Confirmation / Development Agreement with Murga Giran C.H.S. the Owner and the said Development Agreement was registered under serial no. 11121 of 2005 with Sub- Registrar of assurance at Mumbai
- 2) That the said Land is Free from all Encumbrances.
- 3) That the time period within which the Project shall be completed by the Promoters is 31.12.2019.
- 4) That seventy per cent of the amounts to be realized hereinafter by the Promoters 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 the Project shall be fulfilled and complied the requisite conditions in accordance with rule 5 by the Promoters



6) That the Promoters shall get the accounts audited within six months after the end of every financial year by Chartered Accountant in practice and shall produce a statement of accounts duly certified and signed by such 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 Promoters 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.

8) That the Promoters Shall take the pending approvals, if any, on time, from the Competent Authorities.

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9) That the Promoters has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10) That the Promoters shall not discriminate against any allottee at the time of allotment of any Apartment on any grounds.

For. Lakadawala Developers Pvt. Ltd



Director
(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 28th day of July 2017.

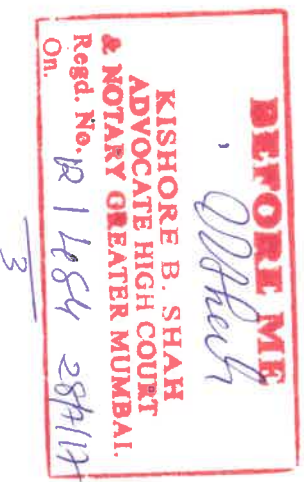
For. Lakadawala Developers Pvt. Ltd

ndu. & M

Director

(Deponent)

Identified Before me.



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