

महाराष्ट्र MAHARASHTRA

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प्रधान सुद्रांक कार्यालय, सुंबई प.सु.वि.क. ८०००००१



- 7 JUL 2017 सक्षम अधिकारी भी. हेमंत सायंत

(Affidavit cum Declaration)

M/s. A.K. Developers do hereby solemnly declare, undertake and state as under: M/s. A.K. Developers., duly authorized by the promoter of Nalasopara (East) duly Saikrupa Kantilal Purohit age 40 Years residing at Society, Near authorized by Hanuman Mandir, Moregaon, the promoter C-5, of

That I have a legal Title Report to the land on which No. 1/1215 of Girgaum Division. 2016 for C.S. enclosed the Advocate Mahendra P. development authenticated copy No. 1215 & 27th October 2016 for C.S. of the Bhatt dated project of title certificate \mathbf{s} 21st October proposed.





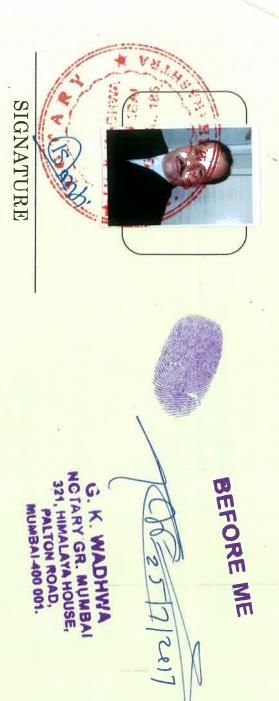
- II. I say that the details of encumbrances including dues name of any party in or over such land, along with and litigation, details of any rights, details are enclosed herewith. title, interest or
- I further declare and undertake that that seventy per from time to time, shall be deposited in a separate shall be used only for that purpose. cover the cost of construction and the land cost and account to be maintained in a scheduled bank to promoter for the real estate project from the allottee, cent of the amounts to be realized hereinafter by
- I further declare that the a separate account shall be withdrawn in accordance (Regulation and Development) Rules, 2017 Rule of Maharashtra amounts from the Real Estate
- V. for a particular project have been utilized for the accounts audited within six months after the end of project and the withdrawal has been in compliance verified during the audit that the amounts collected practicing accounts Accountant, of the project. with the proportion to the percentage of completion and declare financial year by duly certified Chartered Accountant, and it shall be and shall that produce promoter ಡ and signed practicing 2 shall get the statement Chartered by
- M. I say that the time period within which the project shall December, 2023. be completed by the promoter by
- VII. I say and declare that the promoter shall take all the pending authorities. approvals on time, from the competent



- VIII. I say and declare that the promoter shall in form section (2) of section 4 of the Act and under rule 3 of the Authority regarding all the changes that have these rules, within seven days of the occurred in the information furnished under sub occurring. said changes
- IX. the rules and regulations made under the Act. such other documents as have been I say and declare that the promoter have furnished prescribed by
- × case may be, on any grounds allotment of any apartment, plot or building, as the discriminate say and declare that against any the allottee promoter shall at the time not

Verification

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



Verified by me at Mumbai on this 25th day of July 2017

Sr. No. 218/17 in the Notanal Regist.

Mahendra P. Bhatt B.Com., LL.B. ADVOCATE HIGH COURT

6, CRESCENT CHAMBERS, 1ST FLOOR, TAMARIND STREET, FORT, MUMBAI - 400 023.

Date

To,

Rec

M/S. A.K DEVELOPERS,

Re:

Property bearing Cadastral Survey No.1/1215 or Girgaon Division situate at Chunam Lane, Lamington Road, Mumbai 400007 together with building standing thereon known as "Shri Pushpadant Niwas"

SMT. KUSUM CHARUDUTTA UPADHYE & 9 ORS. OWNERS

M/S. A.K DEVELOPERS

. DEVELOPERS

as under: particularly described in the Schedule hereunder written and report investigated Under instructions your title 6 of you, the M/S. above A.K DEVELOPERS captioned property Н more have

- 1.(a)Вуа hereunder written. thereabouts admeasuring Road, bearing Cadastral Survey No.1/1215 of Girgaum Division, property lying, did thereby sell, transfer and convey unto the Purchaser therein 앜 the Bharamappa Upadhye, as the Purchaser therein, the said Vendor Mhambre, 1957 Sub-Registrar of Assurances Deed of Conveyance dated 8th May, as made and more 450 sq. yards the being and situate at Chunam Lane, between Vendor particularly described in the therein equivalent to one at Bombay under Sr. Shri and Vasudev one 1957 registered with 376.26 Shri Charudatta Pancharinath sq. Lamington Schedule mtrs. No.3457 윽
- (b) The said Shri Charudutta Bharamappa Upadhye died intestate on October, 1961 leaving behind his widow 1) Smt. Kusum

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representatives by the law by which he was governed at the time Upadhye Upadhye, of his death. Charudutta Smt Pushpa A. and his married daughters (5) Smt Vijaya S. (3) Upadhye, Shri Bharamgonda Arvind C. sons being Upadhye, as his only heirs and legal (2) Shri 4 Shri Chandrakant Mahavir C. . Patil and

- <u>(C</u> who the heirs governed at the time of his death and who became entitled to Jugie, The said Shri Chandrakant Charudutta Upadhye died intestate on 14th December, Chandrakant Charudutta Upadhye one-sixth undivided died on 10th August, Pratibha Jaykumar Magdum and legal and one son 3) Mr. Prasanna C. 2004, and his his wife Mrs. Aruna C. Upadhye representatives 2001 leaving behind daughters viz. share, by the right, and 2) Mrs. Seema Mahavir title, law by which he Uphadhye, as interest his 약 only
- <u>a</u> the law by which he was and his daughters, 2) Mrs. Pratiksha Shirish Patil, and 3) Mrs. The said Shri Mahavir Charudutta Upadhye died intestate on 17th title, interest in the said property. Varsha Rahul Savle as his only heirs and legal representatives by 2008 leaving behind his wife 1) Mrs. Kanchan M. Upadhye, entitled to his governed at the time of his death and one-sixth undivided share, right,
- (e) (2) In the premises the said (1) Smt. Kusum Charudutta Upadhye (6) Mrs. Seema Mahavir Jugle (7) Mr. Pushpa Shri Arvind C. Upadhye Kanchan M. Upadhye (9) Mrs. A. Bharamgonda (5) Mrs. Pratibha Jaykumar (3) Smt Vijaya Pratiksha Shirish Patil and Prasanna C. Upadhye S. Patil Magdum (4) Smt

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"Shri. 'the said property.' in the Schedule hereunder written and hereinafter referred to as said 376.26 sq. mtrs. or thereabouts and more particularly described Girgaum possessed of or otherwise well and sufficiently entitled to the (10) Smt Varsha Rahul Savle, as Co-Owners became seized Lane, Lamington Road, bearing Cadastral Survey No. 1/1215 property Pushpadani Division, alongwith Niwas" lying, admeasuring building 450 sq. being and situate at Chunam standing yards thereon known as equivalent to and 으

- Ð with the Schedule hereunder written; the described in the Schedule thereunder written which corresponds situate at Chunam Lane, Lamington Road and more particularly thereon known as 376.26 Girgaum M/s. A.K Developers development cum sale rights in respect of Developers herein, the said Owners did thereby grant unto you, M/S. A.K November, Charudutta Upadhye and Ors. as the Owners therein and you, By an Agreement for Development registered with Sub-Registrar Bombay said sq. mtrs. Division, property Developers under 2015 or thereabouts alongwith building standing Sr. made "Shri. Pushpadani Niwas" lying, admeasuring 450 bearing Cadastral Survey No.BBE-1/12089 of 2015 on 6th as between the the Developers sq. yards said therein being No.1/1215 Smt. equivalent to being and Kusum day of 으
- thereabouts admeasuring property entitled In to the development cum sale rights in respect of the bearing Cadastral Survey No.1/1215 of Girgaum Division, the alongwith building standing 450 premises, sq. yards you M/s. equivalent A.K Developers thereon known Ö 376.26 have sq. as "Shri mtrs. become 윽



CHAN.

pursuant to the development permissions received from the Concerned hereunder written and are Lamington Pushpadani Authorities. Road Niwas" and more lying, being particularly entitled to and described in develop situate at the the Chunam said property Schedule Lane,

- ground plus comprises of building known as "Shri. Pushpadani Niwas", consisting of monthly Tenants The said property described in the 4 upper floors, and is in use and occupation Schedule hereunder written of the
- thereof and subject to what is stated hereinabove I am of the opinion the title Registrar of Assurances at Mumbai as well as the revenue record, doubts to the under mentioned property described in that the granted by the Concerned Authorities. Developers and are entitled to develop the said property in accordance hereunder the I have perused search notes taken at the marketable Owners, deeds Development permissions written pertaining to the said property and and on the basis Smt. Kusum Charudutta Upadhye and Ors. have and title you, free M/s. of encumbrances A.K as may Developers be obtained and office of reasonable as the of the from appointed Schedule and

THE SCHEDULE HEREINABOVE REFERRED TO

and partly of Pension and Tax Tenure (cess whereof is redeemed) All those pieces or parcels of lands or grounds partly of Fores Tenure admeasuring 450 sq. registration Sub-District of Bombay and registered with the Collector of Chunam Lane yards or there abouts including the road in front off Lamington Road ⊒. the town

Idra P. Bhatt ATE HIGH COURT B.Com., LL.B.

6, CRESCENT CHAMBERS, 1ST FLOOR, TAMARIND STREET, FORT, MUMBAI - 400 023

Date

Police Station and on or towards the South by the said Chunam Lane. the property of the Government occupied by the Lamington Road Savitribai Tulsidas Hirji and Tulsidas Hirji on or towards the North by said Division formerly belonging to Merwanji Manekji Mistry and now to on or towards the West by the property bearing C.S. No.1216-7 of the No.1215 of the said Division belonging to Vaman Ramkrishna Kulkarni that is to say on or towards the East by the property bearing C.S. Municipal Rates and Taxes under 'D' Ward No.1798 (2) as follows:standing thereon and assessed by the Assessors together No.1/7363 Collector's Land Revenue under Old Nos.93 and 459, Old Survey Nos.190 and 199 with and New Nos.13583-13977 the Cadastral Survey messuasges tenements No.1/1215 and 1326, and of. Laughton's Girgaum and Collector of dwelling houses Division Survey

Dated this 27^{10} day of October, 2016.

(Mahendra P. Bhatt) Advocate

endra **WOCATE HIGH COURT** U. Bha# B.Com., LL.B.

6, CRESCENT CHAMBERS, 1ST FLOOR TAMARIND STREET, FORT, MUMBAI - 400 023

Date

Το,

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M/S. A.K DEVELOPERS,

Re 400007 together with building standing thereon known as Ramkrishna Building' Division Property situate at Chunam Lane, bearing Cadastral Survey No.1215 Dr. D.B Marg, 앜 Mumbai

RAMKRISHNA PREMISES CHS LTD. .. OWNERS

M/S. A.K DEVELOPERS

DEVELOPERS

as under: particularly described in the investigated Under instructions your title Ç <u>o</u>, you, Schedule hereunder written and report the M/S. above A.K DEVELOPERS captioned property more have

Ľ. a By Deed of Conveyance dated 11th registered with Sub-Registrar 으 September, Bombay under

the No.BBE/3291 of or thereabouts more particularly described in the schedule admeasuring 425 enrolled bearing Cadastral Survey No.1215 transfer premises Co-op Housing Society Ltd. the Owners herein as 18 others as the Vendors therein and the said Ramkrishna hereunder written. Taxes under Ramkrishna Building, being all that piece or parcel of land Purchaser therein, in the and convey á Books of Collector of Municipal Rates 1996, Sq. Yds. Ward, No.1798 unto the Shri Madhav Waman Kulkarni and equivalent to 305.18 sq. mtrs. said the Owners Vendors of Girgaon Division and (1)and herein the did thereby sell Street 1996 and No.2 said and Sr.

b)

- and In the premises, the Owners herein being a Co-operative Municipal Rates Ramkrishna Building, bearing Cadastral Survey No.1215 of sufficiently became seized and possessed off premises Co-op Housing Society Ltd. as the holder of the 305.18 sq. mtrs. Maharashtra Housing hereunder written. said property more particularly described in the Schedule Card remains to be mutated to reflect the said Ramkrishna Girgaon Division and Street society No.2 entitled Co-operative Housing and Taxes under 'D' Ward, No.1798 (1) admeasuring 425 duly registered under the provisions of or thereabouts. The Property Register enrolled in the Books of Collector of б the said Sq. or otherwise well and property Society Yds. equivalent to Act, known 1960
- 0 Ву in respect of Developers herein, the said Society did thereby grant unto No.BBE-1/ corresponds with the Schedule hereunder written; described No.1215 you, M/s. Developers Owners herein.as Ramkrishna registered ۵ Development Agreement dated 8th May,2014 약 크. A.K Developers development cum sale rights with 3969 premises the Sp Girgaon the said the Society Sub-Registrar the of Schedule Co-op 2014 property Division Developers made therein and you, M/s. thereunder Housing bearing Cadastral Survey and of Bombay therein between more Society written being particularly under the Ltd. which said and A.K the the
- entitled H to the the premises, development cum sale rights in respect of the you M/s. A.K Developers have become said



6, CRESCENT CHAMBERS, 1ST FLOOR TAMARIND STREET, FORT, MUMBAI - 400 023

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Date

received from the Concerned Authorities. develop the said property pursuant to the development permissions described equivalent to enrolled in the Books of Collector of Municipal Rates and Taxes under property bearing Cadastral Survey No.1215 Ward, 글. No.1798 (1) and Street No.2 the 305.18 sq. mtrs. or thereabouts and more particularly Schedule hereunder written and are admeasuring 425 Sq. Yds. of Girgaon Division entitled

- occupation of the members of the Society. ground plus 3 floors, comprises 34 flats/premises which are in use and comprises The said property described in the Schedule hereunder written of building known as Ramkrishna Building, consisting
- that from and granted by the Concerned Authorities appointed Developers and are entitled to develop the said property in accordance with the Schedule thereof and subject to what is stated hereinabove I am of the opinion the title deeds pertaining to the Registrar of Assurances at Mumbai as well as the revenue record, the reasonable the have have Owners, hereunder a clear marketable doubts perused search notes taken Ramkrishna to the under mentioned property described in the Development written and title premises said property and and on the basis you, permissions free M/s. A.K Developers Co-op at the office of the Subof encumbrances as Housing may be obtained and 今

THE SCHEDULE HEREINABOVE REFERRED TO:

All that piece or parcl of land with building consisting of ground plus Cadastral Survey No. 1215 upper floors known of Girgaon Division as `Ramkrishna Building' and in the Books of and bearing

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and Street No. 2 admeasuring 425 Sq. Yds. equivalent to 305.18 Sq. Collector of Municipal Rates and Taxes under 'D' Ward, No. 1798 (1)

Meters or thereabouts and bounded as follows:

On or towards the East Property of Goa Hindu Association;

On or towards the West Property of Charudatta Bhamappa

Upadhye;

On or towards the North Property of Lamington Road Police Station;

On or towards the South Chunam Lane.

Dated this 2l day of October, 2016

(Mahendra P. Bhatt)
Advocate

P. B. Rat

