



महाराष्ट्र MAHARASHTRA

2017

AG 165616



श्री. सु. का. पाटील

FORM-B

[See sub-rule (4) of rule 3]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Hemant Avhad, duly authorized by the Promoter i.e. Goodhome Realty Limited of "Peninsula Heights", the proposed Project, vide their authorization dated 25th April, 2017;

I. Mr. Hemant Avhad, duly authorized by the Promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

839

जोडपत्र-२ / ANNEXURE-II

24 JUL 2017



मुद्रांक विक्री नोंद वही अनु. क्रमांक / दिनांक (Serial No./Date)	
दस्तावा प्रकार / अनुच्छेद क्रमांक (Nature of Document)	Affidavit cum Declaration
दस्त नोंदणी करणार आहेत का? (Whether it is to be Registered)	Yes/No
मिळकतीचे थोडक्यात वर्णन- (Property Description in brief)	
मुद्रांक विकत घेणा-याचे नाव व सही	
(Stamp Purchaser's Name & Signatures)	
हस्ते असल्यास त्यांचे नाव व पत्ता व सही	
If through other person then Name, Add. & Signature)	
दुस-या पक्षकाराचे नाव	
(Name of the other party)	
मुद्रांक शुल्क रक्कम (Stamp Duty Amount)	RS.500/-
परवानाधारक मुद्रांक विक्रेत्याची सही	
JYOTI P. DOGA	
LSV No.8000009	
6, Kondaji Bldg. No.3, Nr. Tata Hospital, Parel, Mumbai 400012	
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे	



1, Peninsula Spenta,
Mathuradas Mill Compound,
Lower Parel, Mumbai - 400 013

- 
1. That the Promoter has a legal title to the land on which the development of the Project is proposed
 2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details is annexed hereto and marked as "**Annexure-1**".
 3. That the time period within which the Project shall be completed by the Promoter is 31st March, 2019.
 4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the Project.
 6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the Project.
 7. That the Promoter shall get the accounts audited within six months after the end of every financial year by a 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 utilised for the Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
 8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
 9. That the Promoter 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, on any grounds.

BEFORE ME

V. M. Acharya
V. M. ACHARYA
NOTARY
GREATER BOMBAY

Verification

24-7-2017

[Signature]
Deponent



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 24th day of July, 2017.

I have seen Resolution
Dated 25-4-2017 in
favour of Mr Hemant Avhad
V. M. Acharya
24-7-17

Notarial Register

3r. No. 35.6/2017

[Signature]
Deponent



VALMIK M. ACHARYA
ADVOCATE & NOTARY
541/B-3, GAJJAR NIVAS,
DR. AMBEDKAR RD., KING CIRCLE,
MATUNGA, MUMBAI - 400 019.

BEFORE ME

V. M. Acharya
V. M. ACHARYA
NOTARY
GREATER BOMBAY
24-7-2017



GOODHOME REALTY LIMITED

ANNEXURE -1

24-7-2017

TO WHOM SO EVER IT MAY CONCERN

Please find appended below the list of Encumbrances including dues and litigation in or over such land for the proposed project "Peninsula Heights" situate at Municipal Nos. 46/1, 46/2, 47/2 and 8/1, Municipal No.46/1, 46/2, 47/2 and 8/1-1, Municipal No.46/1, 46/2, 47/2 and 8/1-2, a portion of Municipal No.46/1, 46/2, 47/2 and 8/1-3, a portion of Municipal No.46/1, 46/2, 47/2 and 8/1-4, Municipal No.46/1,46/2, 47/2 and 8/1-5 and Municipal No.46/1, 46/2, 47/2 and 8/1-6, 2nd Phase, J. P. Nagar, Marenahalli, Ward No.57, Bengaluru, (earlier portion of Survey No.46/1, 46/2, 47/2 and 8/1, Marenahalli Village, Uttarahalli Hobli, Bengaluru South Taluk and later known as No.46/1, 46/2, 47/2 and 8/1 Sarakki I Stage, B.D.A 9th Block, Bengaluru). We say that, this disclosure is to the best of our knowledge and as per the information available with us as on date.

Definitions:

"Company": Goodhome Realty Limited

"Property":- Municipal Nos. 46/1, 46/2, 47/2 and 8/1, Municipal No.46/1, 46/2, 47/2 and 8/1-1, Municipal No.46/1, 46/2, 47/2 and 8/1-2, a portion of Municipal No.46/1, 46/2, 47/2 and 8/1-3, a portion of Municipal No.46/1, 46/2, 47/2 and 8/1-4, Municipal No.46/1,46/2, 47/2 and 8/1-5 and Municipal No.46/1, 46/2, 47/2 and 8/1-6, 2nd Phase, J. P. Nagar, Marenahalli, Ward No.57, Bengaluru, (earlier portion of Survey No.46/1, 46/2, 47/2 and 8/1, Marenahalli Village, Uttarahalli Hobli, Bengaluru South Taluk and later known as No.46/1, 46/2, 47/2 and 8/1 Sarakki I Stage, B.D.A 9th Block, Bengaluru), admeasuring 14682.73 square meter.

1. DISCLOSURES: -

- a) By and under a Memorandum of Entry dated 17th December, 2014, the Company availed certain financial facility against the security of the Property from ICICI Bank Limited, on terms and conditions thereon.
- b) By and under a Memorandum of Entry dated 25th May, 2015, the Company availed certain financial facility against the security of the Property from ICICI Home Finance Company Limited, on terms and conditions thereon.

2. LITIGATIONS:

There are no pending Legal matters.

Authenticated by
For GOODHOME REALTY LIMITED

AUTHORIZED SIGNATORY

