



महाराष्ट्र MAHARASHTRA

● 2017 ●

RY 889266



FORM 'B'

प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क्र. ८००००२०  
- 7 JUL 2017  
सक्षम अधिकारी

श्री. हेमंत खांबा

(Affidavit cum Declaration)

I Mr. Kantilal Purohit age 40 Years residing at C-5, Sakinaka Society Near Hanuman Mandir, Worli, Malabar Hill, Mumbai, duly authorized by the promoter of M/s. Sanghvi Realty Pvt. Ltd., duly authorized by the promoter of M/s. Sanghvi Realty Pvt. Ltd. do hereby solemnly declare, undertake and state as under:

I. That I have a legal Title Report to the land on which the development of the project is proposed. I enclosed the authenticated copy of title certificate of Advocate Mahendra P. Bhatt dated 19<sup>th</sup> May 2017.

Bhatt



VIII. I say and declare that the promoter shall in form 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.

IX. I say and declare that the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

X. I say and declare 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

#### Verification

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



**BEFORE ME**

*[Signature]*  
25/7/17

**G. K. WADHWA**  
NOTARY G.R. MUMBAI  
321, NIKALAYA HOUSE,  
PALTON ROAD,  
MUMBAI-400 001.

SIGNATURE

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

Sr. No. 217/17 in the Notarial Regist.



II. I say that the details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details are enclosed herewith.

III. I further declare and undertake that that seventy per cent of the amounts to be realized hereinafter by promoter for the real estate project from the allottee, 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.

IV. I further declare that the a amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) Rules, 2017

V. I say and declare that 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 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.

VI. I say that the time period within which the project shall be completed by the promoter by 31<sup>st</sup> December, 2020

VII. I say and declare that the promoter shall take all the pending approvals on time, from the competent authorities.

*B. V. Joshi*

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

TELE.: OFF. 2265 40 67  
RESL. 2894 80 07  
6, CRESCENT CHAMBERS, 1ST FLOOR,  
TAMARIND STREET, FORT, MUMBAI - 400 023.

Ref. \_\_\_\_\_

Date \_\_\_\_\_

**TO WHOMSOEVER IT MAY CONCERN**

Re: Property bearing C. S. No. 552 of Mahim Division,  
F.P No 149 of T.P.S III, Mahim, situate at Tulsi  
Pipe Road, Near Matunga Station, Mumbai

M/s. Sanghvi Realty Pvt. Ltd. .... Owners

1. Pursuant to the instructions of M/s Sanghvi Realty Pvt Ltd, I have investigated the title to the above referred property more particularly described in the Schedule hereunder written and hereinafter referred to as "the said property".

2. The undermentioned property was originally held by PREM JIVAN PUBLIC CHARITABLE TRUST, as the Owners of the said property together with several structures thereon known as Manekbai Chawls occupied by monthly tenants. Pursuant to an Agreement made by the said Trust and Sanghvi Realty Pvt. Ltd. an Application was made to the Hon'ble Charity Commissioner, Mumbai under the provision for sale of the said property. By Order dated 19<sup>th</sup> December 2008 in Application No J-4/46/2008, the Charity Commissioner Mumbai granted its sanction for sale of the undermentioned property to Sanghvi Realty Pvt. Ltd.

3. Pursuant to the Order sanctioning the sale, by an Indenture of Conveyance dated 23<sup>rd</sup> April, 2009 and duly registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. BBE/3258/3/2009 and made between one Mr. Bharat Merchant and four others being the Trustees of the aforesaid PREM JIVAN PUBLIC CHARITABLE TRUST, as the Vendors therein and Sanghvi Realty Pvt. Ltd. as the purchasers therein, the said Trustees did thereby sell transfer convey the undermentioned property to Sanghvi Realty Pvt. Ltd.

4. The Property Register Card is mutated in the name of Sanghvi Realty Pvt. Ltd.



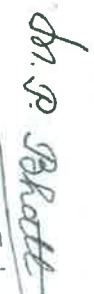


5. I have perused the title deeds pertaining to the above referred property, the property and the revenue records as well as the search report in respect of searches taken with the Office of the Sub-Registrar of Assurances at Mumbai and Bandra and on the basis thereof I am of the opinion and Do Certify that subject of what is set out hereinabove M/s. Sanghvi Realty Pvt. Ltd. have a marketable title free of encumbrances and reasonable doubts to the said property described in the Schedule hereunder written and are entitled to develop the same on receipt of development permission from the Concerned Authorities.

**THE SCHEDULE HEREINABOVE REFERRED TO:**

All that piece and parcel of land together with messuages, buildings out houses and erections standing thereon situated at Tulsi Pipe Road near Matunga Station of the Bombay Baroda and Central Indian Railway without the Fort of Bombay, bearing C.S.No.552 of Mahim Division, F.P. No.149, T.P.S. III, Mahim Division, admeasuring 1435.6 sq. yards i.e. 1200.31 sq. mtrs. Or thereabouts registered in the Books of Collectors under Old Survey Nos.378-378, New Survey Nos.1/4124, 4131, New Survey Nos. A/1373 C.R.R. No. 1091 L.T.A. C.R.R. No. 186 and assessed by the Assessor and Collector of Municipal rates and taxes under "G" Ward Nos.3997 (3 and 4) and Street Nos.75, 75A, 358 (c) in the Registration District and Sub-District of Mumbai City.

Dated this 19<sup>th</sup> day of May, 2017.

  
(Mahendra P. Bhatt)  
Advocate