



महाराष्ट्र MAHARASHTRA

2017

RY 765321



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९७
11 JUL 2017
सक्षम अधिकारी

श्री. सु. का. पाटील

FORM "B"

Affidavit cum Declaration

Mr. **Prashant C. Vaidya, Adult, Indian Inhabitant, Proprietor** of **M/s. Grand Shelters**, having office at 302, India Printing House, Opp. Ram Mandir, Above Corporation Bank, Near Dadar T.T. Circle, G. D. Ambekar Marg, Wadala (W), Mumbai - 400 031, owner of the above mentioned property hereafter referred to as the **Promoter** of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter i.e. M/s. Grand Shelters has a legal title Report to the land laying and situate at plot no.47, in scheme no.57, Sewree- Wadala (N) Estates, in the said C.S. No. 605 of Matunga Division, Located at Manikrao Lotlikar Marg, Behind Don Bosco School Ground Matunga-400019, ("the said **Land**") on which the development of the project being building known as "Alankar Building" ("the **Real estate Project**") development of the project is proposed.

ADV-KAPIL B. MISHRA

118, Kalakilla,

Dharavi, Mumbai-400 017.

Annexure - 1

Only for Affidavit

मुद्रांक विवरण देणाऱ्याचे नाव

मुद्रांक विवरण देणाऱ्याचे रहिवासी ठिकाण

मुद्रांक विवरणावरील सौद वही अनु. क्रमांक

0440

दिनांक

15 JUL 2017

परवानाधारक मुद्रांक पिढीत्याचे लकी

मुद्रांक विवरण देणाऱ्याची सली

परवाना क्रमांक - ६०००००९७

मुद्रांक विवरण देणाऱ्याचा पत्ता : दादर वार अशोसिएशनची, सुमिती किशोर बेकर, न्यायालय, नवी मुंबई पोलीस स्टेशनच्या बाजूला,

दादर, महाराष्ट्र - ४०० ०१४.

सौराष्ट्रीय कायदाव्यवहार / न्यायालयीन वार विवाद वार कर गेसटी मुद्रांक कायदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४ नुसार)

एका करणाऱ्याने ज्याने मुद्रांक खरेदी केला त्याने त्याच करणाऱ्याने मुद्रांक देणे केल्यापासून ६ महिन्यात वार कर घेण्यासाठी आले.

15 JUL 2017



MR. ADV. KAPIL B. MISHRA, Advocate, having office at 102, India Printing House, Opp. Ram Mandir, Above C. S. Station Bank, Near Dadar T. Circle, G. D. Ambekar Marg, Wadala (W), Mumbai - 400 031, owner of the above mentioned property hereafter referred to as the Promoter of the proposed project / duly authorized by the promoter of the proposed project the hereby solemnly declare, undertake and state as

that the Promoter i.e. Mr. Grand Shikhar has a legal title to the land lying and situated at plot no. 47, in scheme no. 27, Sewer-Wadala (H) Estate, in the said C.S. No. 602 of Matunga Division, located at Matunga Lallabai Marg, Behind Don Bosco School Ground Matunga-400019, (the said Land) on which the development of the project being building known as "Alankar Building" (the Real Estate Project) development of the project is proposed.

AND

A legally valid authentication of title of such Land along with an authenticated copy of the agreement between such owner and promoter for redevelopment of the real estate project is enclosed herewith

2. That the project Land is free from all encumbrances.
3. That the time period within which the Real Estate Project shall be Completed by Promoter from the date of registration of the Real Estate Project is 46 months.
4. For ongoing projects:
 - (i) That seventy per cent of the amounts realised hereinafter 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 shall be withdrawn in accordance with Rule 5.
6. That the 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the Promoter shall take all the pending approvals on time, From the competent authorities.
8. That the 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.
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.



For GRAND SHELTERS

PROPRIETOR
(Prashant C. Vaidya)

Verification

The contents of my 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 26th day of July 2017

For GRAND SHELTERS



PROPRIETOR
(Prashant C. Vaidya)



Manoj H. Chhipa
26/07/17

MANOJ H. CHHIPA
B.COM, LL.B., D.L.L. & L.W
ADVOCATE HIGH COURT
Building No. 45, Room No. 10,
Sankar Nagar, Wadala, Mumbai-31
Mob: 9821400234



BEFORE ME

Sm
26-07-17

S. M. N. Naqvi
NOTARY
Government of India
Mumbai & Thane Dist.