

भारतीय गैर न्यायिक

भारत INDIA

500

FIVE

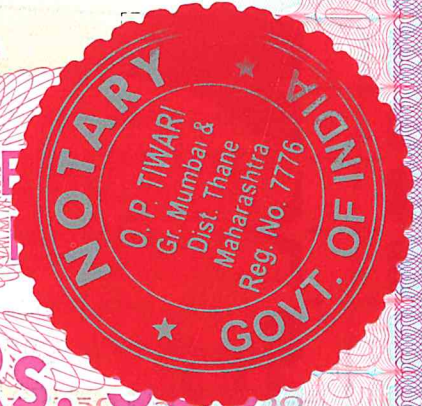
सं रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL



महाराष्ट्र

MAHARASHTRA

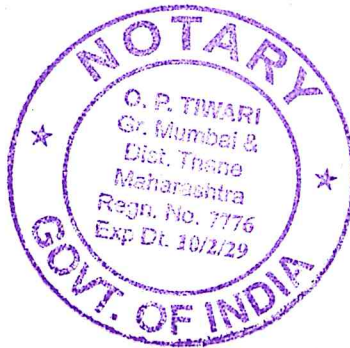
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19 JAN 2024

CF 428404



Treasury Office  
Vasai  
18 JAN 2024  
Addl. Treasury Officer  
18/01/24



This stamp paper forms an integral part of form B

Jaljevali





**FORM 'B'**

**[AFFIDAVIT CUM DECLARATION]**

Affidavit cum Declaration of **Mr. Jackbastian K. Nazareth**, Authorised Signatory of **M/S. JAIHIND OIL MILLS COMPANY**, ("**Promoter**") of the proposed project known as "**CODENAME TRIUMPH TOWER 1**" to be developed on all those pieces and parcels of land admeasuring 3,430 square meters forming part of the land in aggregate admeasuring 36,689.30 square meters (as per Property Register Cards) and admeasuring 37,565.53 square meters (as per Title Deeds) and bearing new Survey Nos. 66, 67, 68, 72, 241, 242, and 272, and corresponding to C.T.S. Nos. 611, 611/1, 611/2, 611/3, 611/4, 611/5, 611/6, 611/7, 611/8, 611/9, and 611/10, lying, being and situate at Village Kanjur, Taluka Mulund, District Mumbai, Suburban Mumbai - 400078 ("**Project**").

I, **Jackbastian K. Nazareth**, duly authorized by the Promoter of the Project vide resolution dated 24<sup>th</sup> January, 2024 passed in the meeting of the Promoter, do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a Legal Title Report with respect to the land on which the development of the Project is proposed.

**AND**

a legally valid authentication of title of such land is set out in the Legal Title Report dated 24<sup>th</sup> January, 2024 issued by **M.T. Miskita & Co.**, Advocates & Solicitors. A copy of the Legal Title Report dated 24<sup>th</sup> January, 2024 is uploaded on the Project webpage of Maharashtra Real Estate Regulatory Authority ("**MahaRERA**").

2. 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, are provided in the "Details of Encumbrances concerned to Finance", "Details of Encumbrances concerned to Legal\*" and "Legal Title Report", all of which are uploaded on the Project webpage of MahaRERA.
3. That the time period within which the Project shall be completed by the Promoter is by **31<sup>st</sup> December, 2029**.
4. That seventy per cent of the amounts to be realised by the Promoter for the 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 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017.
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 the 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, as declared in its Affidavit in Form B of even date, has undertaken to obtain all the pending approvals on time, from the competent authorities.

*Jackbastian K. Nazareth*



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 of the Real Estate (Regulation and Development) Act 2016 and under rule 3 of Maharashtra Real Estate (Regulation and Development) (Registration of real estate projects, Registration of real estate agents, rates of interest and disclosures on website) Rules, 2017; 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 Real Estate (Regulation and Development) Act 2016.
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.



**Deponent**  
**For M/s. Jaihind Oil Mills Company**

*Jackbastian K. Nazareth*

**Mr. Jackbastian K. Nazareth**  
**Authorised Signatory**  
**Promoter**





**VERIFICATION**

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

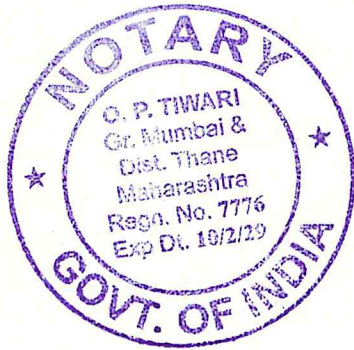
Verified by me at Mumbai on this 20<sup>th</sup> day of February, 2024. *Jk*



**Deponent  
For M/s. Jaihind Oil Mills Company**

*Jackbastian K. Nazareth*

**Mr. Jackbastian K. Nazareth  
Authorised Signatory  
Promoter**



**BEFORE ME**

*OP*  
**O. P. TIWARI**  
B.A., LL.B.  
NOTARY  
Gr. Mumbai & Dist. Thane  
Maharashtra  
(Govt. of India)

REGISTER	476	2024
Sr. No.		

**20 FEB 2024**