



महाराष्ट्र MAHARASHTRA

● 2022 ●

25AA 401031



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९६
11 OCT 2022
सक्षम अधिकारी
श्री. दिलीप गवई

FORM 'B'

[See rule 3(6)]

**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 **M/s. SHREENATHJI INFRACON BUILD PVT. LTD.**,
a Private Limited Liability Company registered under the provision of Indian
Companies Act, having PAN No. **ABGCS5373J**, represented by its authorized
Director, **Shri Rajkumar B. Soni**, adult, Indian Inhabitant, having its registered
office at 210-211, Shah Arcade, Ranisati Road, Malad (East), Mumbai - 400 097,
as promoter of the proposed project,



14 OCT 2022

1813

जोडपत्र-१/Annexure-1

फक्त प्रतिज्ञापत्रासाठी / Only For Affidavit

- १) मुद्रांक विव्री नोंदवही अनु. क्र./दिनांक.....
- २) मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही.....
- ३) परवानाधारक मुद्रांक विक्रेत्याची सही
व परवाना क्रमांक तसेच मुद्रांक विव्रीचे ठिकाण/पत्ता

RANJITA P. JAIN
ADV. HIGH COURT
A-9, ASHISH APT., W. E. HIGHWAY,
MALAD (E), MUMBAI - 400 097.

परवाना क्रमांक ८००००१६
मुद्रांक विक्रेचे ठिकाण/पत्ता: बांद्रा वार असोसिएशन
भास्कर बिल्डींग, २रा माला, लॉरर चेंबर, बांद्रा मेट्रोपोलिटन मॅजिस्ट्रेट कोर्ट,
ए. के. भार्ग, याद्रे पूर्व, मुं. ४०००५१.
शासकीय कार्यालयासमोर न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी
मुद्रांक वापराची आवश्यकता नाही.
(शासन आदेश दि. ०१/०७/२००४ नुसार) ज्या कारणासाठी ज्यांनी
मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
कलेवासासुन ६ महिन्यात वापरणे बंधनकारक आहे.

श्री. राजेश गोपाळ नाईक



We, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That Promoter have a legal title Report to the land on which the 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 development 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 project shall be completed by promoter from the date of receipt of full Commencement Certificate is **30.11.2025**, subject to force majeure conditions;

4. (a) For new projects:

That seventy percent of the amounts realised by 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.



SHREENATHJI INFRACON
BUILD PRIVATE LIMITED

Dr. K. Soni
Authorised Signatory

(Promoter)

SHREENATHJI
BUILD PVT. LTD.

INFRACON

Verification

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

Verified by me at on ___ day of November, 2022



SHREENATHJI INFRACON
BUILD PRIVATE LIMITED

Dr. K. Soni
Authorised Signatory

(Promoter/Deponent)



BEFORE ME

Dr.
JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT OF INDIA)
Genesh Chawl Committee, Kranti Nagar
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai - 400101

10 NOV 2022