

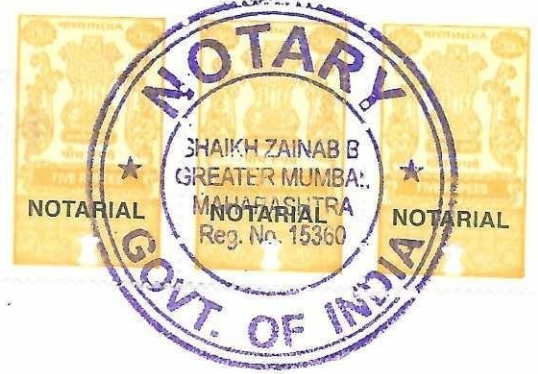
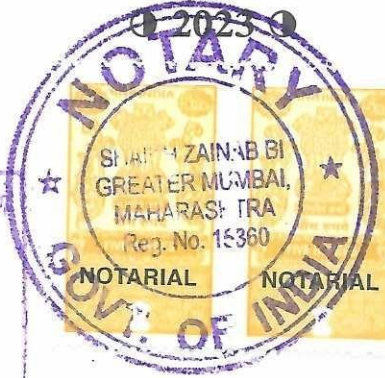


महाराष्ट्र MAHARASHTRA

62AA 359623



31 JUL 2023



FORM 'B'

[See rule 3 (6)]

Affidavit cum Declaration

Affidavit cum Declaration of MR. VIJAY ATMARAM SHINDE,
Partner of M/S. SHUBHAMKAROTI INFRATECH LLP Promoter of
the proposed project name "Shubhamkaroti Aarambh", Building and
Society Name: Kannamwar Nagar Shatabdi CHSL

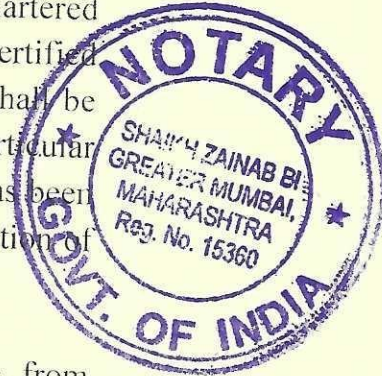
I, MR. VIJAY ATMARAM SHINDE, Partner of M/S.
SHUBHAMKAROTI INFRATECH LLP promoter of the proposed
project do hereby solemnly declare, undertake and state as under:

1. That Kannamwar Nagar Shatabdi CHSL is seized and possessed
off and well and sufficiently entitled to piece or parcel of land
admeasuring 815.02 Sq. Mtrs. there about bearing building no. 100,
CTS 356 (Part), Survey No. 113 (Part) of Village Hariyali, Situated at
Kannamwar Nagar 2, Vikhroli East, Mumbai 400 083.

[Signature]

By a Tripartite development agreement duly registered on dated 28/04/2023 having reference no. 8422/2023 with society and its 32 members for redevelopment of society Kannamwar Nagar Shadabdi CHSL, Buiding No. 100, Vikhroli East, Mumbai and the Promoter has acquired the rights of the redevelopment of the said plot and construction of the new building on same from the said society.

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 registration of project is **31st December 2027**.
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 schedule 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 That, the amounts from the separate account shall be withdrawn in accordance with Rule 5.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.



[Signature]

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 M/S SHUBHAMKAROTI INFRATECH LLP

FOR SHUBHAMKAROTI INFRATECH LLP

कर्मचार नगर शताब्दि को. ऑ. ही. सोसायटी लि.

[Signature]

PARTNER

[Signature]

अध्यक्ष

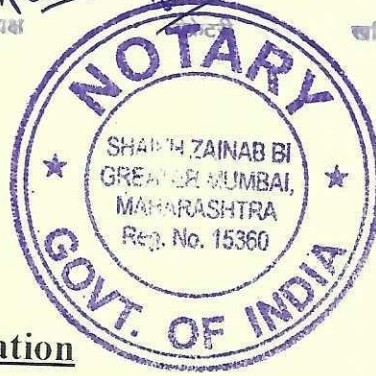
[Signature]

सचिव

MR. VIJAY ATMARAM SHINDE

Partner

Deponent



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 08th day of sep 2023.

For M/S SHUBHAMKAROTI INFRATECH LLP

FOR SHUBHAMKAROTI INFRATECH LLP

कर्मचार नगर शताब्दि को. ऑ. ही. सोसायटी लि.

[Signature]

PARTNER

अध्यक्ष

[Signature]

[Signature]

अध्यक्ष

MR. VIJAY ATMARAM SHINDE

Partner

Deponent



BEFORE ME

[Signature]

06/09/2023

SHAIKH ZAINAB BI

M.A., LL.B.

ADVOCATE & NOTARY GOVT. OF INDIA

Sapna Co-op. Hsg. Harif Kawal Chawl,
Gaon Devi Dongri, Canna Road, Andheri (W),
Mumbai - 400 058.

Sr. No.	1847/2023
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