



16 JUN 2025

DR-812445



2025

Annexure-I - Only for Affidavit

Serial No. 34523

Date

Stamp Purchaser's Name

For SHREEJI REALTECH

Place of residence & Signature

Stamp Vendor Signature

Mr. Ravindra Vishnu Shingade

License No. 1201043, Shingade Services, Shop No. 47, Gr. Floor, Prabhat Centre, Sector-1A, CBD Belapur, Navi Mumbai-400614. Mo. 9324704124

या कार्यावाही अर्जाची मुद्रांक खरेदी केला त्याची स्वतः कारणासाठी मुद्रांक खरेदी केल्यापासून 6 महिन्यात दाखले प्रत्येक करणे आवश्यक आहे

PARTNERS



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Prakash Panchabhai Sandha - Strategy duly authorized by the promoter viz. Shreeji Realtech ("Promoter") of the proposed project "Shreeji Shraddha", located at Building No. 84, Plot bearing C.T.S. No. 185 (Pt.), of Village Ghatkopar, Pant nagar Ghatkopar (E), Mumbai - 400 075 vide his authorization dated 27th May, 2025;

For SHREEJI REALTECH

21/6/2025

PARTNERS

I, Mr. Prakash PanchaBhai Sandha, duly authorized by the promoter of the project "Shreeji Shraddha" ("Project") do hereby solemnly declare, undertake and state as under:

1. That the promoter is the Lessee of 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 Title Certificate dated 19th April, 2025 issued by Adv. Mr. Sushil Kumar Pal is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **30th June 2028**.
4. That seventy percent of the amounts realized by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents and Disclosure on website Rules, 2016 ("Said Rules") .
6. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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.
7. That I/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 the said Rules, within seven days of the said changes occurring.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe, on any grounds.



For, **Shreeji Realtech**
For SHREEJI REALTECH

21/01/2021

Deponent **PARTNERS**

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 16th day of June, 2025.



For, **Shreeji Realtech**
For SHREEJI REALTECH

2161 248121
PARTNERS
Deponent



BEFORE ME

Sunita R. Patil
Adv. SUNITA RAM PATIL
M.Com., M.A., LL.M., G.D.C. & A
ADVOCATE HIGH COURT
Membership No. MAH/2006/2000
NOTARY (GOVT. OF INDIA)
Shop No. 26, Prabhat Centre, Sector 1A,
CBD Belapur, Navi Mumbai-400614,
MOB.: 9867688788
3/WHATSAPP ONLY)

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