

SHREE DIVYAKIRTI CONSTRUCTIONS LLP

105, Vijay Industrial Estate, Chincholi Bunder, New Link Road,
Malad West, Mumbai -400064.

Date: - 15/10/2025

Name of the Promoter Organization: Shree Divyakirti Constructions LLP

Name of the Project – Shree Divyakirti Constructions LLP

1. I, **Shashank Ajay Maheshwari, Partner of M/S. Shree Divyakirti Constructions LLP**, Promoter of the project, duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake, and state that the followings are the details of the secured/unsecured finance availed for the project by mortgaging land or building / flat or both and serve the loan interest form 'RERA Designated Separate Bank Account' for project **Avenue 18**.

Table "A"

Sr. No	Details	
1	Name of the Lender	Capri Global Capital Limited
2	Address of the Lenders / Lender Branch	502, Tower – A, PENINSULA BUSINESS PARK TOWER, A, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra 400013
3	Date of Borrowing /Disbursement	28/12/2024
4	Sanctioned Amount	22,00,00,000
5	Disbursed Amount	3,80,50,000
6	Outstanding Amount	3,80,50,000
7	Details of Mortgage (If Any)	<p>a. First and exclusive charge by way of registered mortgage over development rights on the Project Land, along with all rights, title and interest along with all the present and future structures there upon including any further potential along with area arising in the form of TOR, FSI or otherwise on the Project accruing to the Borrower</p>

LIQUIDATION AGREEMENT

dated 15/10/2025 between Shree Divyakirti Constructions LLP and Shashank Ajay Maheshwari

		<p>and Borrower's share of unsold units in the Projects;</p> <p>b. First and exclusive charge by way of Hypothecation over all the present and future cash flows from the Project to the extent of Borrower's share;</p>
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- Declaration of CA Certifying that loan amount is used for this project only is also enclosed.

For Shree Divyakirti Constructions LLP



Shashank
Shashank Ajay Maheshwari
Partner

Date: 15/10/2025

Place: Mumbai

A KANKANI & CO.

CHARTERED ACCOUNTANTS

B-3-S, HARIBHAU UPADHYAY NAGAR, OPP VISHRAM STHALI GATE NO- 3, PUSHKAR ROAD, AJMER – 305001

EMAIL- akankanico@gmail.com Ph No- +91-9461 837837, +91-99823 42424

Date: October 1, 2025

To,

Maharashtra Real Estate Regulatory Authority

3rd to 9th floor, Housefin Bhavan,
Plot No. C - 21, E - Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051

This is to certify that I/We have examined the books of accounts and other relevant records and documents of Shree Divyakirti Constructions LLP for the project Avenue 18 and the secured finance availed from Capri Global Capital Limited.

Project Details:

Name of the Promoter: Shree Divyakirti Constructions LLP

Name of the Project: Avenue 18

RERA Designated Separate Bank Account: The finance is stated to be served from the 'RERA Designated Separate Bank Account'.

Finance Details:

Name of the Lender: Capri Global Capital Limited

Date of Borrowing/Disbursement: 28/12/2024

Sanctioned Amount: 22,00,00,000

Disbursed Amount (as on 15/10/2025): 3,80,50,000

Outstanding Amount (as on 15/10/2025): 3,80,50,000

Certification:

Based on the examination of the records and the declarations made by the Promoter, I/We hereby certify that the amount disbursed by Capri Global Capital Limited, i.e., 3,80,50,000 (Rupees Three Crores Eighty Lakhs Fifty Thousand Only), has been utilized exclusively for the purposes of the project, Avenue 18, in compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016, and the loan declaration provided by the Promoter.

This certificate is being issued on the request of the Promoter, Shree Divyakirti Constructions LLP, for submission as required.

UDIN :- 25134559BMLEKK7402

Thanking you.

Yours faithfully,

For A Kankani & Co. FRN :- 018798C

Chartered Accountants

CA Naveen Tripathi
Partner
Membership No :- 134559

Date :- 01/10/2025

