



महाराष्ट्र MAHARASHTRA

2025

EC 676553



श्रीमती सुषमा चव्हाण

FORM B

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shashank Ajay Maheshwari duly authorized by the Shree Divyakirti Constructions LLP ('promoter') of the AVENUE 18 ('proposed project'), vide its authorization dated 04/08/2025;

I, Mr. Shashank Ajay Maheshwari, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have/has a legal title Report to the land on which the development of the proposed project is to be carried out 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.

जोड़पत्र-9/Annexure-I

001225

प्रतिज्ञापत्रासाठी/Only for Affidavit

मुद्रांक विक्री नोंद वही अनु. क्रमांक/दिनांक
Sales Register Serial No./Date

मुद्रांक विक्री घेणाऱ्याचे नाव व मुद्रांक खरेदी करणारा
Stamp Purchaser's Name/Place of
Residence & Signature

श्री राजन अण्णपख शिंदे घरवाजाधारक मुद्रांक विवेक

परवाना क्रमांक एल.एस.सी.-८०००००७
जी-३, हेमू कलासिक इमारत, अल्का विहार इटिलिया बाजुला

एल.आय.सी. कार्यालयाच्या मागे, एस.जी.रीड,
मालाड (पश्चिम), मुंबई-४०० ०६४.

या कारणासाठी जगांनी मुद्रांक खरेदी केल्याची त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात कापणे बंधनकारक आहे.

Tel.: 28807359 / Mob: 9820141066



SHREE DIVYAKIRTI CONSTRUCTION LLP

204, Wing C Sandipani Teachers CHS Ltd.,

CTS No. 1 (PT), New Link Road,

Oshiwara, Mumbai, Mumbai City,

Maharashtra - 400 102.

- 5 SEP 2025

5 SEP 2025

प्राप्तावस्थेतील आहे



2. That the project land is free from all encumbrances.
3. That the project shall be completed by promoter on or before 31/12/2028.
4. That seventy per cent 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 I /the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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 Shree Divyakirti Construction LLP

Shashank



Mr. Shashank Ajay Maheshwari
Designated Partner
Deponent

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 17th day of Sept. August 2025.

For Shree Divyakirti Construction LLP

Shashank



Mr. Shashank Ajay Maheshwari
Designated Partner
Deponent



BEFORE ME

Yadvesh Chandra Dubey
12/9/25

YADVESH CHANDRA DUBEY

2. That the project is free from all encumbrances.
3. That the project shall be completed by promoter within the stipulated time.
4. That seventy per cent of the amount raised by promoter for the real estate project from time to time shall be deposited in a separate account to be maintained in a scheduled bank over 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 10.
6. That the promoter shall get the accounts audited by an auditor 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 certified during the audit that the amount collected for a particular project has been utilised for the purpose for which the withdrawal has been in conformity with the provision to the advantage of completion of the project.
7. That the promoter shall take all the pending approvals in time from the competent authorities.
8. That if the promoter fails to inform the Authority in writing all the changes that have occurred in the information furnished under sub-section (2) of section 5 of the Act and under rule 3 of the rules within seven days of the said changes occurring.
9. That if the promoter has not furnished such documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discontinue any work at any time at the time of completion of any agreement, plan or drawing as the case may be.



For Shree Divyashree Construction P.
Mr. Shashank A. Jadhav
Deputed Partner
Department

Verified

The contents of my Certificate are true and correct and nothing material has been concealed from the Registrar.

Signed by me as a witness on the _____ day of _____ 2025.



For Shree Divyashree Construction P.
Mr. Shashank A. Jadhav
Deputed Partner
Department

(Signature)