



महाराष्ट्र MAHARASHTRA

● 2025 ●

EC 676553

प्रधान मुद्रांक कार्यालय, मुंबई  
प.म. नि. - १०००००६  
26 AUG 2025  
संसाधन अधिकारी C

श्रीमती सुषमा घराण



#### 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.



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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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 Maneshwari  
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 17<sup>th</sup> day of Sept. 2025.

For Shree Divyakirti Construction LLP

*Shashank*

Mr. Shashank Ajay Maneshwari  
Designated Partner  
Deponent

BEFORE ME  
*Yaduvee*

*12/9/25*

YADVESH CHANDRA DUBEY  
Notary & Notary Public of India





Despatched by  
air mail

26/10/1958

Accepted

For GPO, Sydney, Australia, 1958. The stamp is dated 26/10/1958 and the postmark is dated 26/10/1958.

26/10/1958

Accepted

For GPO, Sydney, Australia, 1958. The stamp is dated 26/10/1958 and the postmark is dated 26/10/1958.



Mr. Z. S. S. A. 1958  
Despatched

26/10/1958