

FORM 'B'  
[See rule 3(6)]

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Samir Thakershi Shethia , promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 08.07.2024 ;

I, Samir Thakershi Shethia director promoter of the proposed project/duly authorized by the promoter of the project "Growmore Sapphire" do hereby solemnly declare, undertake and state as under:

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



G4018

अनुसूची-१ / Annexure-1

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

१. मुद्राक विक्री नांदवही अनु. क्रमांक / दिनांक

२. मुद्राक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही

३. परवानाधारक मुद्राक विक्रेत्याची मही

व परवाना क्रमांक तसेच मुद्राक विक्रीचे ठिकाण / पत्ता

परवाना क्रमांक १०००११

मुद्राक विक्रीचे ठिकाण / पत्ता श्री कांचन हर्षद बोगाळे

अपा. नं. १, बालासागर, ४, कालिगट मेदानासामार,

साईबाबा मॉन. नगर, खिरनगर बांद्रा (पूर्व) मुंबई - ४०० ०५४

शासकीय कोषालयासमोर / न्यायालयासमोर प्रतिज्ञापत्र सादर करणाऱ्यासाठी

मुद्राक विक्रीची आवश्यकता नाही, (शासन आदेश दि. ०१/०७/२००४)

नूसार ज्या करणासाठी ज्यांना मुद्राक शुल्क खरेदी केली त्यांना त्याच कर

मुद्राक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



5 MAR 2025

NOT  
RAW

SAI SOHAM BUILDERS AND DEVELOPERS  
192/D-46,  
Jay Yogeshwar Co-op. Housing Society Ltd.,  
Sector 1, Charkop, Kandivali (W),  
Mumbai - 400 067.

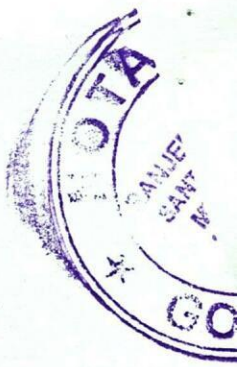


AND

A legally valid authentication of title of such land along with an authenticated copy of the proposed of the proposed project is to be carried out 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 time period within which the project shall be completed by me/promoter from the date of registration of project 31.12.2027;
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account shall to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter/developer 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
8. That the promoter/developer shall take all the applicable approvals on time, from the competent authorities.







9. That promoter/developer have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That promoter/developer shall not discriminate against any Purchaser/allottee at the time of allotment of any apartment, plot or building, as the case may be.

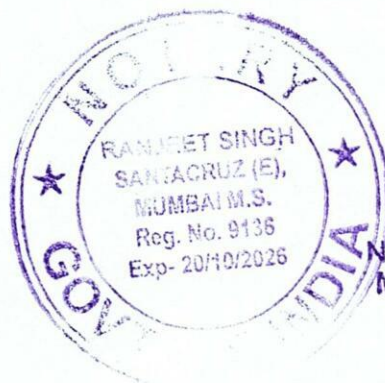
(Samir Thakershi Shethia )

**Verification**

I, Samir Thakershi Shethia , the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at Mumbai on 5 MAR 2025 day of \_\_\_\_\_.

(Samir Thakershi Shethia )



**BEFORE ME**

**RANJEET SINGH**  
M.Sc., LL.B.  
NOTARY, SANTACRUZ (E),  
MUMBAI MAHARASHTRA  
(GOVT. OF INDIA)

**- 5 MAR 2025**



