



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

64018

उल्लंघन-१ / Annexure; I

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

१. मुद्राक विक्री नादवही अनु. क्रमांक / दिनांक

२. मुद्राक विक्रत घेणाऱ्याचे नाव, रहिवासाचा पत्ता व सही

३. परवानाधारक मुद्राक विक्रेत्यांनी महाराष्ट्र

व परवाना क्रमांक तसेच मुद्राक विक्रीचे ठिकाण पत्ता

परवाना क्रमांक ५०००१९

मुद्राक विक्राचे ठिकाण पत्ता यांची कांचन हर्षद बोगाळे

शासन नं. २ लालदारी कॉलगट मेदानासामार,

सांगवाडा मार्ग खरेदी खांदा (पूर्व) मुंबई - ४०० ०६८

शासकीय व्याधालयासमोर प्रतिज्ञापत्र सादर करणाराठी

मुद्राक लागतानी धावण्यकरा नाही, (शासन आदेश दि ११/०७/२००४)

नूसार या करण्यासाठी यांची मुद्राक शुल्क खरेदा कली त्याना त्याच करण्यात

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



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

3 MARCH 2025





AND

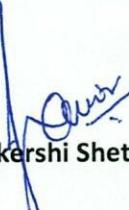
A legally valid authentication of title of such land along with an authenticated copy of the proposed of the proposed project is to be carried out agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 on this 5 MAR 2025 day of _____.


(Samir Thakershi Shethia)



