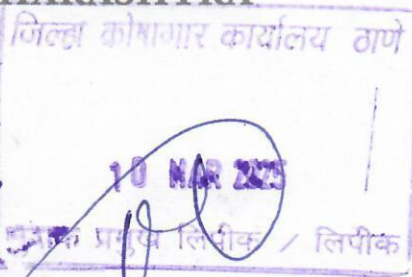




महाराष्ट्र MAHARASHTRA

2024

DE 484619



FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mehul Ratilal Shah Promoter of the proposed project
"Siddhi Elite"

I, Mr. Mehul Ratilal Shah Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, Mr. Mehul Ratilal Shah Promoter have a legal title to the land having CTS No. Survey No. 119A, Hissa No.1 (part) and Original Plot No. 389 and Final Plot No. 383 of TPS - V Vile Parle (East) and bearing Plot No. 120 and having corresponding C.T.S. No. 1879/1 to 4 on which the development of the project is done.

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 said land is free from all encumbrances.

आ.अ.प्र-२ / Annexare - II

29/3/89

13 MAR 2025



१. मुद्रांक विक्री नोंदतही अनु. क्रमांक / दिनांक	
२. दस्ताचा प्रकार	As
३. दस्त नोंदणी कारणावर आहेत का !	होय / नाही
४. निऊकतीचे धोडवयात वर्णन -	
५. मुद्रांक विकत घेण्याच्या नाव व सही	Siddhi Elite
६. हस्ते असल्यास त्यांचे नाव, पत्ता व सही	Rahul, And heer
७. दुसऱ्या पक्षकाराचे नाव	
८. मुद्रांक शुल्क रक्कम	500
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता	संजय रुपसिंग जाधव परवाना क्र. ९०१०२९, एसएस-०४/११८, सेक्टर-२, वाशी, नवी मुंबई-४०० ०७०३.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे



3. That the time period within which the project shall be completed by promoter is 31.12.2026.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I, Mr. Mehul Ratilal Shah, Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such 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 I, Mr. Mehul Ratilal Shah Promoter shall take all the pending approvals on time, from the competent authorities.

9. That I, Mr. Mehul Ratilal Shah, Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I, Mr. Mehul Ratilal Shah, promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For **SIDDEELITE**


Proprietor

(Mehul Ratilal Shah)
Promoter

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 15th day of March 2025.




MANOJ KUMAR PANDEY
B.A., LL.B.
ADVOCATE & NOTARY