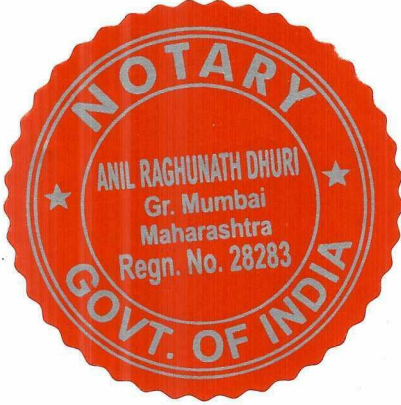


महाराष्ट्र MAHARASHTRA

2025

EA 171977



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००००४
- 3 JUL 2025
सक्षम अधिकारी

श्रीमती एस. एस. चव्हाण

FORM B

[Rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED
BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vinay R. Shah, partner of M/s. Infinity Construction Co. promoter of the proposed project 'Mahavir Serene', vide its authorization dated 2nd July 2025, situate at plot bearing C.T.S. Nos. 1648, 1648/1 to 12, 1649, 1649/1 to 11 situate at R.C. Marg, Chembur Naka, Chembur, Mumbai - 400 071.



INFINITY CONSTRUCTION CO

Meghdoot, Vallabh Baug Lane,
N. Chak Chowk

Damji Shamji Shah, Chowk,
(7) Mumbai-400

Chhatkopar (E), Mumbai-400 007

पर्यावाधारक सुप्रांत विक्री व्यापारी तारी

मृदांक दिक्तीचे ठिकाण/पत्र : श्री. रमेश श्री. दावे

JUL 2025

काजदायी आवश्यक्ता तारी. (आ.सं.सं. १५६०७/००/२००८ मुबार)

7 JUL 2025

वेल्थ्यापाठून् दमश्चिन्त्यन्तः पितृणां च। विदुः स आह।



I, Mr. Vinay R. Shah, partner of M/s. Infinity Construction Co. promoter of the proposed project 'Mahavir Serene' do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the Plot of land on which the development of the project is to be carried out and a legally valid authentication of title of such plot of land along with an authenticated copy of the agreement between such owner and ourselves for development of the real estate project which is enclosed herewith.
2. That the project land is free from all the encumbrances.
3. That the time period within which the project shall be completed by the Promoter from the date of registration of the project is 31st December 2029.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 Chartered Accountant 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the Promoter shall take all the pending approvals on time from the competent authorities.
8. That 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.

That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment.



BEFORE ME

19/8/2025
ANIL RAGHUNATH DHURI
Reg. No. 28283 B.Com., LL.B.
NOTARY, GOVT. OF INDIA
31, Dhuri House, Behind Akshay Building,
Jeevan Vikas Kendra Hospital Marg, Shivaji Nagar,
Vile Parle (East), Mumbai - 400 057.

Mr. Vinay R. Shah

Vinay R. Shah
Deponent

NOTED & REGISTERED	
Sr. No. 036	Page No. 05
Book No. 01	Date 19/08/25



Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration to be true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at Mumbai on this 19th day of August 2025.

Mr. Vinay R. Shah

Vinay R. Shah
Deponent



Anil Raghunath Dhuri
BEFORE ME

ANIL RAGHUNATH DHURI
Reg. No. 28283 B.Com., LL.B.
NOTARY, GOVT. OF INDIA
31, Dhuri House, Behind Akshay Building,
Jeevan Vikas Kendra Hospital Marg, Shivaji Nagar,
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BEFORE ME

ANIL RAGHUNATH DHURI
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Jeevan Vikas Kendra Hospital Marg, Shivaji Nagar,
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NOTED & REGISTERED
St. No. 02
Page No. 02
Book No. 02
Date 19/8/25