

भारतीय गैर न्यायिक

भारत INDIA

500

500

FIVE HUNDRED
RUPEES

रुपये

Rs. 500

सत्यमेव जयते

INDIAN NON JUDICIAL

महाराष्ट्र MAHARASHTRA



महान मुद्रांक कार्यालय, मुंबई
प.म.वि.क. ८०००८९
- 1 JUL 2025
सक्षम अधिकारी C

श्रीमती सुषमा चव्हाण

FORM 'B'

[See 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 **SHREENATHJI INFRACON BUILD PRIVATE
LIMITED** promoter of the proposed project / duly authorized by the promoter of
the proposed project **SHREENATH REGENCY** Located at C.T.S. no.232 & 232/1 & 232/2
of Village Kanheri, Borivali East, Mumbai 400066, vide its/his/their authorization dated
22/02/2025.



जॉइंटपत्र-१ Annexure-

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विक्त घेणाऱ्याचे नाव _____

मुद्रांक विक्त घेणाऱ्याचे रहिवासी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद बही अनु. क्रमांक _____

SANGRAM R. SHINDE
Advocate M.A.B.ED. L.L.B
301/3 B New Mhada Court
Malad (W), Mumbai - 400095.

मुद्रांक विक्त घेणाऱ्याची सही

परवानाधारक मुद्रांक विक्रित्याची सही

परवाना क्रमांक : ८००००२९

श्री गोविंद अशोक सहजराव

मुद्रांक विक्रीचे नाव/पत्ता: बोरीवली ऑडव्होकेट्स बार असोसिएशन

ऑडव्होकेट बार रुम बोरीवली कोर्ट लेन,

बोरीवली कोर्ट, बोरीवली (प) मुंबई ४०००९२.

असाधारण न्यायालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक
प्रमाणित करण्यात आले. (शासन आदेश दि. ०१/०७/२००४) नुसार

या करणासाठी ज्यांनी मुद्रांक खर्च केला त्यांनी त्यान कारणासाठी मुद्रांक भरले
हे प्रमाणित करण्यात आले. अधिकारीक आहे.

-2 JUL 2025

-2 JUL 2025



RAO DONGADIA
T. OF
No.
'02
ARY

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

OR

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.

OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with

3. That the time period within which the project shall be completed by me/promoter from the date of registration : **31/10/2027**.

4. (a) For new projects :

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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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



and cost shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

3. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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.

Thanks & Regards

For M/s Shreenathji Infracon Build Pvt. Ltd.

**SHREENATHJI INFRACON
BUILD PRIVATE LIMITED**

Pr. K. Soni
Authorized Signatory
Authorised Signatory



ATTESTED BY ME

JM
JAGDISH TRYAMBAKRAO DONGARDIVE
Advocate High Court & Notary, (Govt of India)
Rahul Chawl Committee, Kranti Nagar,
Akurli Road, Kandivali (East),
Mumbai-400 101.

14 JUL 2025