



महाराष्ट्र MAHARASHTRA

● 2025 ●

DY 515717

प्रधान मुद्रांक कार्यालय, मुंबई<sup>१</sup>  
प.मु.वि.क्र. ८००००९९

- 3 JUN 2025

सक्रम अधिकारी

श्री. विनायक जाधव



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 **Mr. Rajesh Shivkumar Achharya** duly authorized by M/s. **Northpoint Platinum Estates LLP** the promoter of the proposed project "**Platinum Royale**".

I, **Mr. Rajesh Shivkumar Achharya** duly authorized by **Northpoint Platinum Estates LLP** the promoter of the proposed project does hereby solemnly declare, undertake, and state as under:

(Signature)

CG 8890

10 JUN 2025

## Annexure - 1

अन्तिमपत्र-१ / Annexure - 1  
एक संविज्ञपत्रासाठी / Only for Affidavit

१. मुद्रांक विक्री नोंदवही अनु क्रमांक / दिनांक
२. मुद्रांक विक्रित घेणाऱ्याचे नाव, रहिवासाऱ्या पता व सही
३. परवानाशारक मुद्रांक विक्रेत्याची सही **Changer**
४. परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पता

परवाना क्रमांक ८००००११  
सिविल लिकाप / पता : सौ. कांचन हर्षद बोंगाळे

मुद्रा नं. २, विल्डीय नं. ४, कोलेगेट बैदानासमोर,  
प्रियंका योगी द्वारा दिया गया (रुपी), मुंबई - ४०००४१.

मुद्रांक वापराची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४ नूसार  
न्या कारणासाठी ज्यांनी मुद्रांक शुल्क खरेदी केली त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापासून ६ वर्हिन्यात वापरणे बंधनकारक आहे.

M/s. Northpoint Platinum Estates LLP  
502-503, Ram Krishna Chambers,  
Linking Road, Khar West,  
Mumbai - 400 052.



1. That promoter has a legal title Report to the land on which the development of the project is proposed

OR

**Mrs. Lata Shivkumar Achharya, Mr. Shivkumar Chatrumal Achharya, Mr. Deepak Vinodrai Parekh, Mr. Chirag Deepak Parekh, Mr. Chintan Deepak Parekh, Mr. Deepak Vinodrai Parekh, Mr. A. G. Ratnakar Rai, Mr. Diwakar Ramniklal Trivedi, Mrs. Nikita Diwakar Trivedi and Mr. Vijay Sharma** a legal title Report to the land on **C.T.S. No. 9A/3/3/1 of Village Vile Parle (W), Mumbai - 400049** which the development of the proposed project is to be carried out

AND

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

2. That the project land is free from all encumbrances.

OR

That the project land is encumbered by **Hinduja Leyland Finance Limited** Vide its sanction letter dated **12th July 2024** for the construction finance facility of **Rs. 15,00,00,000/- (Rupees Fifteen Crore Only)**.

3. That the time period within which the project shall be completed by me/promoter from the date of registration of the project is **31/03/2028**.

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 realized hereinafter by me/promoter for 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 realized hereinafter by me/promoter for 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, since the estimated receivable of the project is less than the estimated cost of completion the project.

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

6. That I / 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

*(Signature)*





signed by such practicing-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 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 of any apartment, plot, or building, as the case may be.

For, Northpoint Pllatinum Estates LLP  
For NORTHPONT PLLATINUM ESTATES LLP

Mr. Rajesh Shivkumar Achharya **Partner**  
Deponent

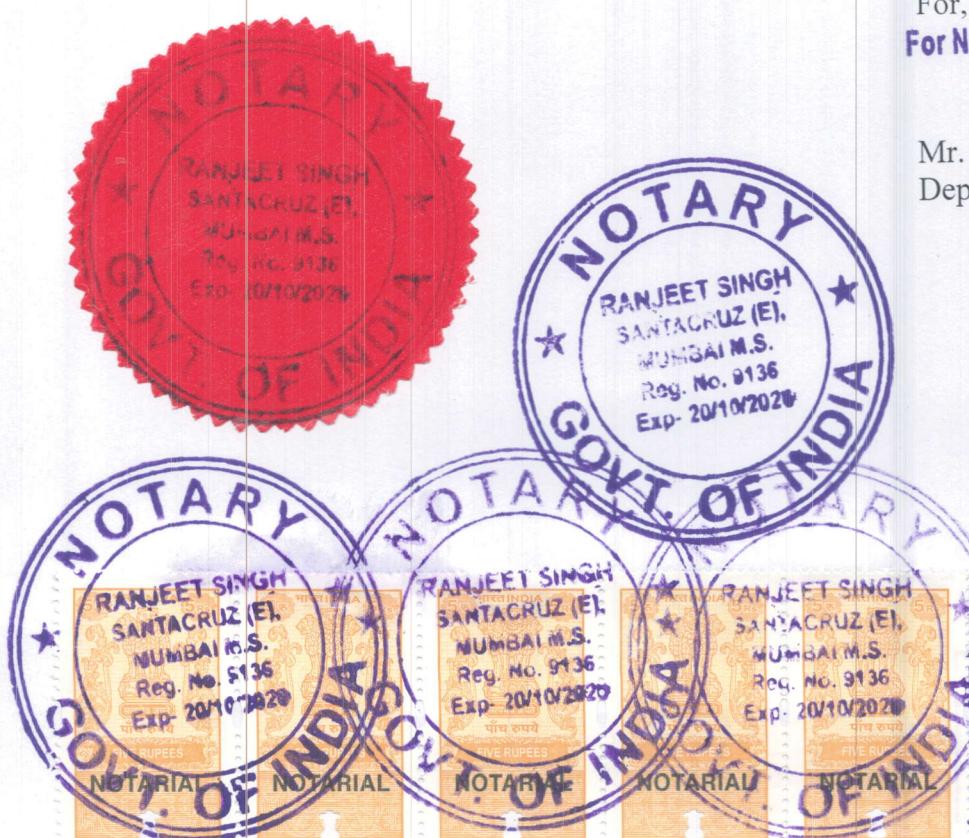
#### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

It was verified by me in Mumbai on the 10<sup>th</sup> day of June 2025.

For, Northpoint Pllatinum Estates LLP  
For NORTHPONT PLLATINUM ESTATES LLP

Mr. Rajesh Shivkumar Achharya **Partner**  
Deponent



**BEFORE ME**

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

**RANJEET SINGH (Notary Govt. of India)**

Register No. **966**

Dated **18 JUN 2025**

BEZORGE ME

RÄMEELEI SAHCH  
MÄSSELEI SAHCH  
NOTAR SAHCH  
VÄLIMÄA MÄRCHAH  
GÖA MÄDHA

|                  |      |
|------------------|------|
| RÄMEELEI SAHCH   |      |
| Registri N°      | 3184 |
| Date 18 JUL 1982 |      |

