

महाराष्ट्र MAHARASHTRA

● 2025 ●

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प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९९

- 3 JUN 2025

सक्षम 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 Pllatinum Estates LLP** the promoter of the proposed project "**Pllatinum Royale**".

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

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10 JUN 2025

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



अनुसूची-१/ Annexure - 1

प्रतिज्ञापत्रासाठी / Only for Affidavit

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक

२. मुद्रांक विकत घेणाऱ्याचे नाव, रहिवासाचा पत्ता व सही

३. परवानाधारक मुद्रांक विक्रेत्याची सही (Bongale)

व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता

परवाना क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. कांचन हर्षद बोंगाळे

अनु. नं. २, विलडींग नं. ४, कोलगेट मैदानासमोर,

सुभाष नगर, मुंबई - ४०००५१.

४. मुद्रांक विक्रीसाठी आवश्यक असलेल्या कागदाची आवश्यकता नाही, (शासन आदेश दि. ०१/०७/२००४ नुसार)

या कारणासाठी ज्यांनी मुद्रांक शुल्क खरेदी केली त्यांनी त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



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

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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.

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 NORTHPOINT PLLATINUM ESTATES LLP

Pallya

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 10th day of June 2025.

For, Northpoint Pllatinum Estates LLP
For NORTHPOINT PLLATINUM ESTATES LLP

Pallya

Mr. Rajesh Shivkumar Achharya Partner
Deponent

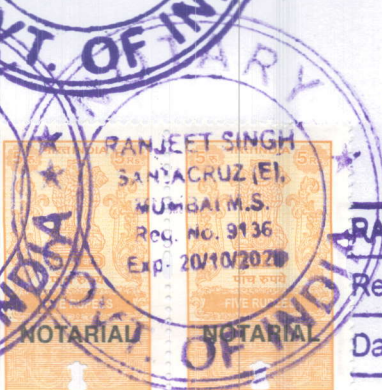
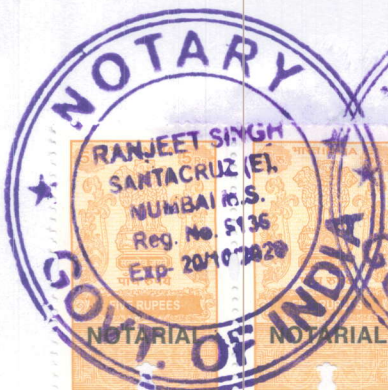
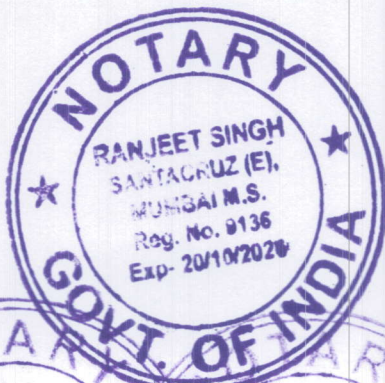
BEFORE ME

RmB
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



OF INDIA

For NORTHPOINT PLATINUM ESTATES LLP

Partner

For NORTHPOINT PLATINUM ESTATES LLP

Partner

BEFORE ME

NOTARY SINGH
M.S. LL.B.
NOTARY, SANTAGRU (C)
MUMBAI, MAHARASHTRA
(GOVT. OF INDIA)

RANJEET SINGH (Notary Govt. of India)	
Register No.	216
Date	18 JUN 2025

