



महाराष्ट्र MAHARASHTRA

2025

EA 178343



Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Abhayjeet Sakalnarayan Dubey** Managing Director of Sudhanshu Infrastructures Pvt. Ltd. promoter of the proposed project "PAUL CHAMBER"

I, Mr. Abhayjeet Sakalnarayan Dubey, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have 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 bearing C.T.S. No. 449/A (Part), Village Kanjur, Taluka Kurla, at NES Road, Bhattipada Cross Road, Bhandup (West), Mumbai 400078 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 details.~~

3. That the project shall be completed by me up to 12/08/2027

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 realized 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 realized 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.~~

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That I 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 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

For M/s. Sudhanshu Infrastructures Pvt. Ltd.



  
Director

**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 \_\_\_\_\_ on this **05 SEP 2025**

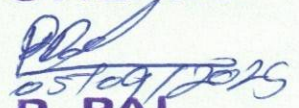
For M/s. Sudhanshu Infrastructures Pvt. Ltd.



  
Director



**BEFORE ME**

  
**K. P. PAL**  
Advocate & Notary  
Govt. of India  
**05 SEP 2025**