



महाराष्ट्र MAHARASHTRA

0-2024

DE 970017



प्रधान मुद्रांक कार्यालय, मुंबई
प.सु.वि.क. ८.०००००९

11 FEB 2025

सक्षम अधिकारी

श्रीमती संगिता 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 M/s. SPACE INFRA promoter of the proposed project
"SHREEJI SERENITY" Carpet Area 774.26 Sq Mtrs located CTS NO.800 & 804,
VILLAGE- NAIGAON, TALUKA- MUMBAI - 400014 at duly authorized by the
promoter of the proposed project, vide its/his/their authorization dated

I, KHUSHAL LIMBAD partner of the proposed project "SHREEJI SERENITY"
Carpet Area 774.26 Sq Mtrs, CTS NO.800 & 804, VILLAGE- NAIGAON, TALUKA-
MUMBAI - 400014 duly authorized by the promoter of the proposed project do hereby
solemnly declare, undertake and state as under:

1555
जोडपत्र - २ Annexure - II

दस्तावा प्रकार/Nature of Document	Bond,
मुद्रांक विक्री नोंद वही अनु. क्रमांक/दिनांक	4 FEB 2025
दस्त नोंदणी करपास आलेवा का ?	YES/NO
मिळवणीचे शोधवयात घेताय ?	SPACE INFRA
मुद्रांक विक्रीत घेणाऱ्याची सही	A-12/3, Vishnu Smruti Co-op. Soc. Bhadran Nagar, Road No.1, Near N. L. High School, Malad (W), Mumbai - 400 064
हस्त भरल्यात त्याच सही	
मुद्रांक शुल्क स्विकारले जात ?	4 FEB 2025
मुद्रांक शुल्क स्विकारले जात ?	
मुद्रांक विक्रीत घेणाऱ्याची सही	
मुद्रांक विक्रीत घेणाऱ्याची सही	Om



परवाना क्रमांक : ८०००००४
मुद्रांक विक्रीचे नाव/पत्ता : ज्योती पी. दुआ
६, कौन्सिल बिल्डिंग नं. ३, टाटा हॉस्पिटल, प्रेम, मुंबई - ४०० ०१२.
या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
दांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.



1. 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 details.

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

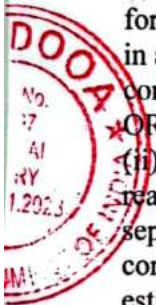
6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit 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.



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 Mumbai on this 14th day of Feb. 2025

For SPACE INFRA

[Signature]

Partner

Deponent

Before me

[Signature]
14/2/25

RAKESH P. DOOA

B. Com., LL.B.
Advocate High Court,
Notary Government Of India
Shop No. 8, Kondaji Bldg. No. 3
Behind Tata Hospital, Parel,
Mumbai - 400012.

