



महाराष्ट्र MAHARASHTRA

● 2025 ●

EE 429029



Affidavit cum Declaration

Affidavit cum declaration of the "M/s. Shreeram Builders" Promoter of the project "Mehta Marquina 1978" bearing "All that Piece and Parcel of the land bearing survey no. more particularly described in the said schedule".

"M/s. Shreeram Builders" promoter of the project "Mehta Marquina 1978" bearing "All that Piece and Parcel of the land bearing survey no. more particularly described in the said schedule", do hereby solemnly declare, undertake and state as under:

1. We have the legal title report to the land on which the development of the project is proposed.
2. The Project land is free from all encumbrances.



जाडपत्र - २

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दिनांक

- 4 DEC 2025

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मुद्रांक विक्री नोंदवही अनुक्रमांक ९५५०९५

दस्ताचा प्रकार दस्त नोंदवी करणार आहेत या ? :- होय/नाही

मेळकतीचे थोडवयात ठर्णन निवारण

मुद्रांक विकत पेणाऱ्याचे नांव नांव

हस्ते असल्यास त्यांने नांव पता पता

सही सही

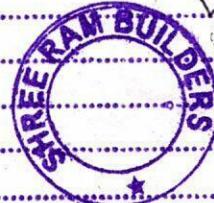
दुसऱ्या पक्षकाराचे नांव *

मुद्रांक शुल्क रक्कम रक्कम

परवानाधारक मुद्रांक विक्रेत्याची सही-
श्री. शंकर साहेबराव यादव)

मुद्रांक विक्रीचे टिकाण/बत्त-जिल्हा सत्र व्यायालय, ठाणे.

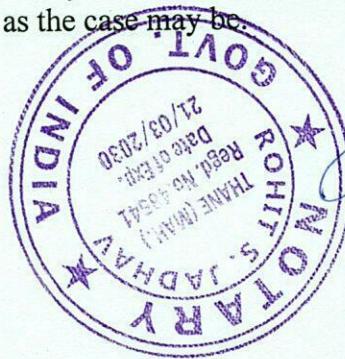
रायाता क्रमांक - १२०९०३९



ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्याची त्याच
कारणासाठी मुद्रांक खरेदी केल्याचासून ६ महिन्यात वापर
बंधनकारक आहे.



3. That the time period within which the project shall be completed by us on or before **31/12/2030**.
4. Seventy Percent of the amounts to be realised hereinafter by me 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.
5. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.
6. We 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. We shall take all the pending approvals on time, from the competent authorities.
8. We 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. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



R.S.J.
Deponent

Verification

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

Verified by us at _____ on this _____ day of

NOTARISED

Adalak

ROHIT S. JADHAV
B.A., LL.B.
ADVOCATE & NOTARY GOVT. OF INDIA
403, 4th Floor, Daksha Apt.,
Kharkar Ali, Near Vikam Book Depot,
Jambli Naka, Thane (W) - 400 601.

R.S.J.
Deponent

- 4 DEC 2025

FRIST SCHEDULE
(The Larger Amalgamated Land)

The Land out of CTS No. 378, and CTS No. 379, 379/1 to 13, situated at village Pahadi – Goregaon - E, at Jayprakash Nagar, Taluka – Borivali, Dist. Mumbai Suburban - 400063 collectively admeasuring 6679.30 sq. Mtrs.

SECOND SCHEDULE

(The Said Project Land)

All Piece and Parcel of land totally admeasuring 4937.00 Sq. Mtrs. of CTS No. 378, situated at village Pahadi – Goregaon - E, at Jayprakash Nagar, Taluka – Borivali, Dist. Mumbai Suburban - 400063, out of the said Larger Land more particularly described in the FIRST SCHEDULE hereinabove written.

