



महाराष्ट्र MAHARASHTRA

2022

05AA 308579



FORM 'B'

श्री. दि. क. भावई

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration **Shubhyuvi Infrastructure LLP**, a Limited Liability Partnership, incorporated under the provisions of Limited Liability Partnership Act, 2008 and having its registered office at 201, Nivan, CTS No. E/751, S.V.Road, Khar (West), Opp. Podar International School, Mumbai - 400052 through its Partner, Mr. Swadesh Kumar Anand, hereinafter referred to as the **Promoter** of property being all that piece and parcel of land and ground bearing



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जोडवत्र-१ / Annexure - I

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit

24 MAR 2022

DECLARATION



- मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक
- मुद्रांक विकत नेजाऱ्याचे नांव, रहिवासाचा पत्ता व सही
- परवानाधारक मुद्रांक विक्रेत्याची सही
- परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता
- परवाना क्रमांक ८०००११

Shubhyuvi Infrastructure LLP  
201, 2nd Floor, Nivan S. V. Road,  
Khar (West), Mumbai - 400 052

मुद्रांक विक्रीचे ठिकाण / पत्ता: सौ. कांचन हर्षद बोंगाळे  
इ. नं. २, बिल्डींग नं. ४, खैरनगर, कोलगेट मैदानासापोर,  
साईबाबा मंदिराजवळ, बांद (पूर्व), मुंबई - ४०० ०५१.

दिनांक: २४ मार्च २०२२ / न्यायालयासापोर प्रतिज्ञापत्र सादरकरणेसाठी

मुद्रांक विक्रीचा अन्वयकारक नाही, (शासन आदेश दि. ०१/०७/२००४ नुसार)

मुद्रांक विक्रीसाठी ज्यांनी मुद्रांक शुल्क खरेदी केला त्यांनी त्याच कारणासाठी

मुद्रांक विक्रीकरीता केलेल्यासुद्धा बंधनकारक आहे.

दिनांक: ०२०/५१०५०९





Final Plot No: 526(pt) & 531, admeasuring 5110.28 sq.mtrs or thereabouts, situated, lying and being at Village Borivali, Taluka Borivali, at Lakshman Narayan Bhandari Marg, Chikuwadi Road, Borivali West, Mumbai 400092, in the Registration District and Sub-District of Mumbai Suburban, ("hereinafter referred to as the **"proposed project"**") do hereby solemnly declare, undertake and state as under:

1. That the Promoter has a legal title Report to the land on which the development of the proposed project is being carried out and a legally valid authentication of title to develop such land along with an authenticated copy of the agreement between such occupants/owner and promoter for development of the proposed project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by **Shubhyuvi Infrastructute LLP**, the Promoter herein, shall be on or before 31<sup>st</sup> March, 2027 subject to Force Majeure events as listed in The Real Estate (Regulation and Development) Act, 2016;
4. (i) That seventy per cent of the amounts to be realized hereinafter by 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



7. That the Promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.





Verification

The contents of our above Affidavit are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Mumbai on this 5<sup>th</sup> Day of April, 2022.

Deponent

**Shubhyuvi Infrastructure LLP**

Through its Partner

Mr. Swadesh Kumar Anand

)  
)  
) *Swadesh Kumar Anand*  
)



NOTARY BEFORE ME

*R Singh*

**RANJEET SINGH**  
M.Sc.L.L.B.

NOTARY  
MAHARASHTRA  
GOVT OF INDIA

- 5 APR 2022

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