



महाराष्ट्र MAHARASHTRA

2022

08AA 237647

27 MAY 2022



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 SHRADDHA BUILDCON PVT LTD (Authorized
Signatory Mr. Sudhir B Mehta) promoter of the proposed project / duly authorized
by the promoter of the proposed project, vide its/his/their authorization dated 5th
October 2022;

I, Mr. Sudhir B. Mehta promoter of the proposed project / duly authorized by the
promoter of the proposed project do hereby solemnly declare, undertake and state as
under:

M/s. Shraddha Buildcon Pvt. Ltd.

Director

27 MAY 2022

जोडपत्र-१ Annexure-1/जोडपत्र-२ Annexure-2

मुद्रांक विक्री नोंदवही अनुक्रमांक 13863 दिनांक:

दस्तावा प्रकार

दस्त नोंदणी करणार आहे का ? होय/नाही

27 MAY 2022

मिळवणीचे दौहकणात वर्णन

मुद्रांक विक्री घेणाऱ्याचे नाव

M/s. Shraddha Buildcon Pvt. Ltd.

हस्ते असल्यास त्यांचे नाव

पत्ता व सही

दुसऱ्या पक्षकऱ्याचे नाव (जोडपत्र-१ वगळता)

मुद्रांक शुल्क रुपये:

मुद्रांक विक्री परवाना क्र.: 1201006

मुद्रांक विक्रीसाठी सही (श्री. अनंत दामू विशे)

मुद्रांक विक्रीचे ठिकाण श्री कॉम्प्युटर, दुकान नं. 83, कलेक्टर ऑफिस जवळ, कोर्टमार्ग, ठाणे-400 609.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केली त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

गणक, जनोपार्जक प्राजापतिक प्रकृती

27 MAY 2022

गणकी / कागदी प्रकृती



M/s. Shraddha Buildcon Pvt. Ltd.

Director

1. I have 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.
3. That the time period within which the project shall be completed by promoter from the date of registration of project is. **31st December, 2025;**
4. (a) For new projects:
 - (a) That seventy per cent of the amounts realized 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.
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

M/s. Shraddha Buildcon Pvt. Ltd.

Verified by me at _____ on this _____ day of 2022.

D. A. NAIK
Advocate High Court
Gandevi Road, Nalk Chawl,
Chodkar Nagar, Bhandup-78.

18 NOV 2022

GANGA PRASAD
(B.A.L.L.B)
ADVOCATE & NOTARY
Govt of India
Gr. Mumbai
Maharashtra



Director

Deponent