



महाराष्ट्र MAHARASHTRA

2017

SE 863740



प्रधान मुद्रांक कार्यालय, मुंबई  
मु. वि. क्र. ८०००००४  
14 JUL 2017  
अध्यापक अधिकारी

६. हेमंत सावंत

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 **Kantilal L Shah** Authorised Director of **Shreenathji Developers Pvt Ltd** and Promoter of proposed project "**39-Anthea**" Do hereby solemnly declare, undertake and state as under:

1. According to Title Investigation report the said Project is situated on Survey No-14(pt) CTS No-24(pt) Village Chembur, Taluka Kurla, Dist - Mumbai-Suburban. Maharashtra Housing & Area Development Authority has a legal Title to said land, Leased Out to Tilak Shivam CHS Ltd for 99 Years wide Indenture of Lease Dated : 30/10/1995.

*K L Shah*

Annexure - 1

Only for Affidavit

Kantilal L-shah

2345

24 JUL 2017

SP/12/17

24 JUL 2017



Notary text in Hindi and English, including dates and names.





Accordingly The Said society building became old and was in the dilapidated condition and was required urgent Re-development on the said property , the said society then entered in to Agreement for Development Dated : 15/03/2012 & Supplementary Agreement for Development Dated : 07/09/2013 with **M/s. Shreenathji Developers Pvt Ltd** to get redeveloped under section 33(5) of DCR 1991.

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 said land is free from all encumbrances and charges except Mortgage / hypothecation charge created on certain Saleable Flats in Favour of Pray projects Pvt Ltd.
3. That the time period within which the project shall be completed by promoter is July 2019
4. That seventy percent 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.
5. That the amount from the separate account shall be withdrawn in accordance with Rule 5
6. That the promoter shall get account audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of Accounts duly certificate and signed by such practicing Chartered Accountant, and it shall be utilised 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-selection (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 regulation 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. *R. Shah*

Deponent

**Verification**

The contents of any above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this July of 2017

*R. Shah*

Deponent



Before me  
*JH*  
**JAGRUTI H. SHAH**  
ADVOCATE & NOTARY  
#534, Raj Arcane, Mahavir Nagar  
Kandivali (W), Mumbai-67,  
9833428408 / 9324044207

26 JUL 2017

Regn. No. *E/512* Page No. *49*