



महाराष्ट्र MAHARASHTRA

2024

DC 215414

विक्री नं. ८११॥ रुपये ५०० दिनांक 12 8 MAR 2025

श्री./सौ.: डिवीन इन्फ्रास्ट्रक्चर्स प्रा. लि.

राहणार : धुळे

हस्ते - रविंद्र व्ही. खानकरी

सही/अंगठा : [Signature]

रविंद्र व्ही. खानकरी
मुद्रांक विक्रेता, धुळे
परवाना क्र. ३/९०



24 MAR 2025

Stamp Head Clerk/ATO
To the Treasury Office, Dhule.



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. Divine Infrastructure Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16/12/2024

Divine Infrastructure

We, Mr. Dhananjay L. Shedge, Mrs. Valshall D. Shedge promoter of the proposed project Nakshatram Athashri (Plot No. 17, CTS No 10215, Sr No 15/2, Near Sai Mandir, Aanand Nagar Area, Nakane Road, Deopur, Dhule, 424002) duly Authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have/has a legal title Report to the land on which the development of the project is proposed

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

The details of encumbrances NA 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 within which the project shall be completed by me/promoter/co-promoter from the date of registration of project 'Nakshatram Athashri' – 31/12/2027

4. (a) For new project:

That seventy percent of the amounts realized by me/promoter/co-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 percent of the amounts to be realized hereinafter by me / promoter /co-promoter for the real estate project from the allottees, from 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 realized hereinafter by me/promoter/co-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 utilized 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 infer 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 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 therefrom.

Verified by me at on 16/12/2024

BEFORE ME

[Signature]
NOTARY

Adv. Ramesh C. Shinde
NOTARY

Reg. No. 3237

**Shop No. 31/U, Garud Complex,
Opp. Kamalabai High School,
Sakri Road, DHULE-424 001
Mob. 9423287863**

NOTED & REGISTERED

Sr. No. 1115 OF 2025

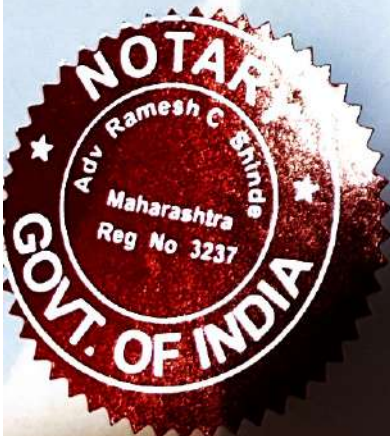
Date: 29 / 03 / 2025

Divine Infrastructure

Mr. Dhananjay Shedge

Mrs. Vaishali Shedge

Deponent





भारत सरकार
Government of India



धनंजय लक्ष्मण शेडगे
Dhananjay Laxman Shedge
जन्म तारीख / DOB : 09/05/1972
पुरुष / Male



6336 2627 3477

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता 302, सिल्वर ओक, भूसारी
कॉलोनी, पौड रोड, न्यू इंडिया शाळा
मागे, पुणे-38, पुणे शहर, एक्स.
सर्विसमॅन कॉलोनी, पुणे, महाराष्ट्र,
411038

Address: 302, silver oak, bhusari colony,
paul road, behind new india school,
pune-38, Pune City, Ex. Serviceman
Colony, Pune, Maharashtra, 411038

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1800 300 1947

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www.uidai.gov.in

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADPPS9242N



नाम /NAME

DHANANJAY LAXMAN SHEDGE

पिता का नाम /FATHER'S NAME

LAXMAN RAMBHAU SHEDGE

जन्म तिथि /DATE OF BIRTH

09-05-1972

हस्ताक्षर /SIGNATURE

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune

