SHUBH ENTERPRISES

1301, 13th Fl, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel West, Mumbai – 400 013
Phone:- 022 3003 6565.

Self -Declaration for RERA Registered Project Spenta Nest RERA Registration No. P51900012560 up to the Quarter Ending December 2025.

With reference to the above-mentioned RERA registered Project, we hereby submit our quarterly self-declaration up to the quarter ending December 2025.

We Wish to declare the following: -

1. Commencement Certificate (CC) Status: - We confirm that the commencement certificate for the project has not been renewed by the competent authority from 2010. The Application for the commencement certificate is currently under abeyance due to pending litigation before ethe High Court. The interim order is passed by the Hon'ble High Court restricting us from creating right, title and interest in respect to the premises to be constructed on the said Project to any person other than Parsi Zoroastrian Community, the order dated 15th February 2010 passed in the Civil Application No. 586 of 2010 in First Appeal No. 269 of 2010 was uploaded on the RERA website while registering the project. Vide order dated 2nd July 2024 the interim order is continued.

   All the orders were annexed with the Self declaration filed on 20thMay 2026. The said order is still operative, the matter is still pending for final hearing.

   Due to the said order, we have not completed the construction of the project and till date not sold any flat to anyone.

   Till the disposal of the pending litigation, project is not likely to be commenced.

2. We undertake to file QRP forms 1,2 and 3 once the project is commenced and/or before the sale of any of the flats in the Project.

Place :- Mumbai

Date:- 04/06/2026.

For Subh Enterprises

Mr. Mehul Jadavji Shah
Partner