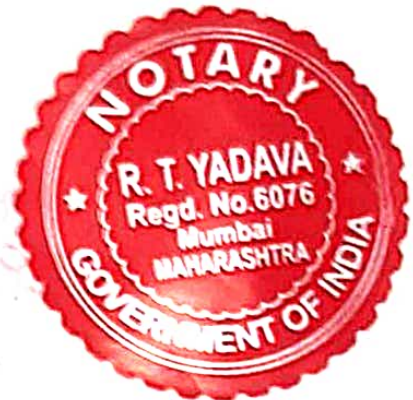
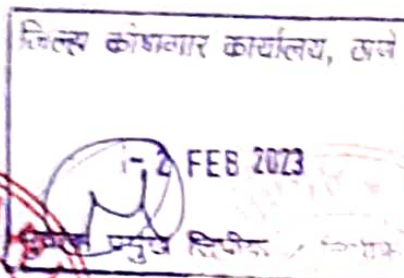




महाराष्ट्र MAHARASHTRA

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BW 193276



FORM - 'B'
[See rule 3(4)]

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 CHARKOP RAKESH CO-OPERATIVE HOUSING SOCIETY LIMITED Promoter of the proposed project – Self-kedevlopment – CHARKOP RAKESH CO-OPERATIVE HOUSING SOCIETY LIMITED duly authorized by Mr. Mithun Manoharbhair Lade (Secretary) and Mr. Pandurang Ramchandra Pawar (Chairman) the promoter of the proposed project, vide their authorization dated 24th March 2019 ;



For CHARKOP RAKESH CO-OP. HSG. SOC. LTD.

Rakesh
Hon. Treasurer

Pandurang
Chairman

Mithun
Secretary



We, Mr. Mithun Manoharbhair Lade (Secretary) and Mr. Pandurang Ramchandra Pawar (Chairman) Promoter of the proposed project Self-Redevelopment - Charkop Rakesh Co-Operative Housing Society Limited / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, CHARKOP RAKESH CO-OPERATIVE HOUSING SOCIETY LIMITED has a legal title 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is before 31/12/2027 i.e. in 45 months.
4. That, seventy percent 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.



For CHARKOP RAKESH CO-OP. HSG. SOC. LTD.

Rakesh Pawar
Hon. Treasurer

Pandurang Ramchandra Pawar
Chairman

Mithun Manoharbhair Lade
Secretary



9. That, I / promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, We / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot, or building, as the case may be, on any grounds.

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts. Verified on this 27th Day of June 2023.



For CHARKOP RAKESH CO-OP. HSG. SOC. LTD.

Rakesh R. D.
Hon. Treasurer

P. R. D.
Chairman

T. S.
Secretary



BEFORE ME

R. T. YADAVA
B.A., LL.B. (BOM) Regd. No. 6076
NOTARY GOVT. OF INDIA
Res.: B-2, Kshitij CHS. Ltd.,
Plot-132, Sec.-4, Opp. Amba Mata Mandir,
Veer Savarkar Marg, Charkop,
Kandivali (W), Mumbai - 400 067
Mob.: 9892239074

R. T. YADAVA
NOTED & REGISTERED
Sr. No. 9843 Page No. 1
Date 02/06/23