



महाराष्ट्र MAHARASHTRA

● 2024 ●

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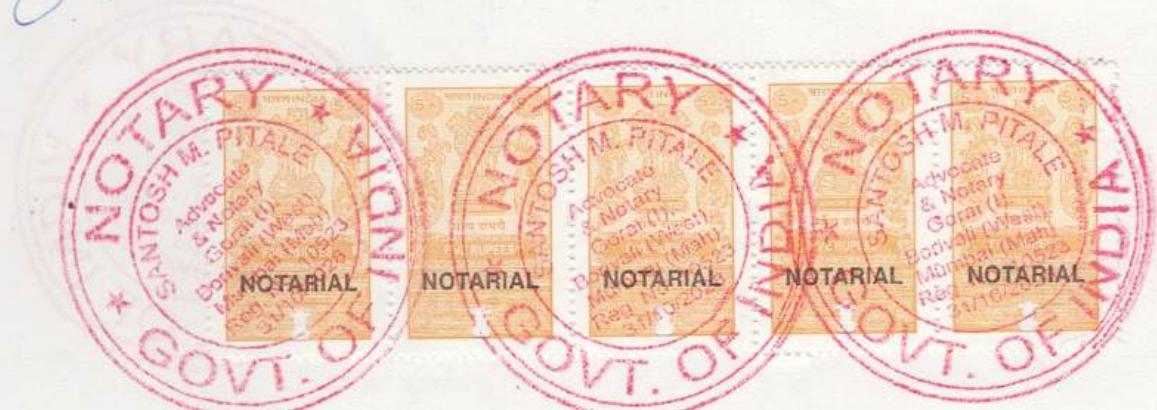


FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Dilip Tanaji Rane, Secretary of Gorai Samadhan Cooperative Housing Society Limited promoter of the proposed project "Gorai Samadhan Cooperative Housing Society Limited"

I, Mr. Dilip Tanaji Rane, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



09 MAY 2025 272697

09/05/25

Samadham SOC.

जोडपत्र- २/Annexure-II

१. मुद्रांक विक्री नोंदवारी अनु. प्रमाण- २/दिनांक
(Serial No./Date)

२. दस्तावच प्रकार
(Nature of document)

३. दस्त नोंदवणी करणार टप्पे
(Whether it is to be stamped)

४. विलक्षणतेचे योग्यत्वाचा वर्णन
(Property Description)

५. मुद्रांक विक्री येणाऱ्याचे नाव व वर्णन
(Stamp Purchaser's Name & Signature)

६. दुसरे असरल्यास त्याचे नाव, वातांसही
(If through, owner, person then
Name, Address & Signature)

७. दुसऱ्या प्रकाराचे नाव
(Name of the Party)

८. मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

९. पायानापारक मुद्रांक विक्रीत्याची सही
८ प.वाचा रक्कमक हांसद्य श्री. संतोष पिंडोळकर
मुद्रांक विक्रीचे ठिकाण/पत्ता १२०२०१०, नालासोपास
(ज्या कारणातारी ज्यांती मुद्रांक घारेदी कोला त्यांनी त्याच कराणामार्थी
मुद्रांक घारेदी केल्यापासून ६ वर्षांनांद यापत्ती बंधनकारक आहे.)



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

OR

have/has 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 bearing Plot bearing No 27 CTS No 19/ 660 of Village Borivali Gorai Road Borivali West Mumbai 400091 is free from all encumbrances.

OR

That details of encumbrances _ 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 project shall be completed by me up to 30/06/2027

4. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent 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.

OR

(ii) That entire 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, 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 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Gorai Samadhan Cooperative Housing Society Limited



Mr. Dilip Tanaji Rane
Secretary

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 Mumbai on this ²⁹~~27~~ July 2025

Gorai Samadhan Co-operative Housing Society Limited


Mr. Dilip Tanaji Rane
Secretary



BEFORE ME


SANTOSH M. PITALE

Advocate & Notary

Govt. of India

10/D-8, Kalpataru Society,

Gorai (I), Borivali (West),

Mumbai - 400 092.

