



महाराष्ट्र MAHARASHTRA

2024

DC 010627



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

जोड़पत्र-२/Annexure-II

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक-२/दिनांक
(Serial No./Date)

२. दस्त्याचा प्रकार
(Nature of document)

३. दस्त नोंदणी करणार व्यक्तीचा
(Whether it is to be registered)

४. मालकीचे खासियत
(Property Description)

५. मुद्रांक विक्री घेणाऱ्याचे नाव व सही
(Stamp Purchaser's Name & Signature)

६. जर अमत्यास त्याचे नाव, पत्ता सही
(If through, owner person then Name, Address & Signature)

७. मुसय्या पक्षासचे नाव
(Name of the Party)

८. मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

९. परवानाधारक मुद्रांक विक्रेत्याची सही
(Stamp Vendor's Signature)

१०. परवाना क्रमांक व संच
(Stamp Serial No. & Book No.)

११. मुद्रांक विक्रीचे ठिकाण/पत्ता १२०२०१०, नातासोपारा
(Place of Stamp Sale/Address)

(ज्या ठिकाणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच वार्षिकामादी
(Where the stamps were purchased & the year of purchase)

०९/०५/२५

Samadham

SOC.



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.



- ARY
PITAL
Notary
ali (West)
ali (Mah)
o. 10523
2023
INDIA



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 27th 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.

NOTED & REGISTERED
Sr. No. 498...PAGE No. 157
Date. 29/07/2025