



महाराष्ट्र MAHARASHTRA

2025

EB 494648



FORM 'B'
[See Rule 3(6)]

प्रधान मुद्रांक कार्यालय, मुंबई
प.सू.वि.क. 6000009
26 AUG 2025
संलग्न अधिकारी



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rahul Dhiraj Gala, Partner of M/S Gurukrupa Enterprises and also being a promotor of the proposed project vide its authorization dated- 30th September 2023.

I, Mr. Rahul Dhiraj Gala partner in M/s Gurukrupa Enterprise and also a promoter of the proposed project 'SAVANNAH', located on property bearing C.S No. 711/10 of Matunga Division and Plot No 576 of, Jame Jamshed Road, Dadar Matunga Estate, Mumbai 400 019 formerly known as 'Manu Villa' thereon presently assessed to municipal taxes under F/North Ward No 7017(3) Street No. 584(C) do hereby solemnly declare, undertake and state as under.

1. That we have a legally valid authentication of title of such land along with authenticated copy of the registered agreement dated 07/12/2007 duly registered with sub registrar under sr no. BBE3/3831-2007 of 2007 and Registered Notarized document Dt:- 30/09/2023 of the real estate project is enclosed herewith

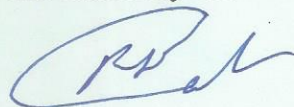
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जोडपत्र - २ Annexure - II

दस्तावा प्रकार/Nature of Document	Affidavit
मुद्रांक विधि नोंद गरी अतः कलम/विधि	12 SEP 2025
दस्ता नोंदणी करणार ओहोत का ?	YES/NO
मिळकतीचे थोडक्यात वर्णन -	M/s. GURUKRUPA ENTERPRISES
मुद्रांक धिक्कत घेणाऱ्याचे नाव	Plot No. 123, Meraki, Dr. M. B. Raut Road,
हस्त/अलयात	12 SEP 2025
दुसऱ्या पक्षाकडचे नाव	
मुद्रांक शुल्क रक्कम	
मुद्रांक धिक्कत घेणाऱ्याची सही	
मुद्रांक धिक्कत घेणाऱ्याची सही	
परवाना क्र. नां	६००००००९
मुद्रांक धिक्कत घेणाऱ्याचे नाव/पत्ता : ज्योती पी. दुआ	
६, कोणार्जी विलिडिंग नं. ३, दादा हॉस्पिटल, परेल, मुंबई - ४०० ०९२.	
ज्या करणारांनी ज्योती मुद्रांक खरेदी केल्या त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.	



2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is 31ST December 2029;
4. For new project: That Seventy per cent of the amounts realized by the 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 shall be withdrawn in accordance with Rule 5
6. That 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Mr. Rahul Dhiraj Gala
Deponent



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this _____ day of _____.



BEFORE ME
M. D. YADAV
B.Com., LL.B. Regd. No. 1879
NOTARY GOVT. OF INDIA
Resd: Room No. 18, Durga Mata Mandir St.
Shanti Nagar, S. P. Road, Anandpur,
Vishakhapatnam-530 007.
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