

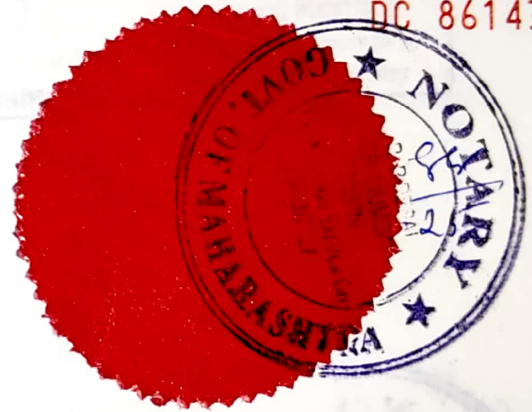
54/25



महाराष्ट्र MAHARASHTRA

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DC 861439



FORM 'B'
See rule 3(6)]

**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 M/s. **MADHAV ENTERPRISES**

Promoter of the proposed project / duly authorized by the promoter of the proposed project **PARAS GOREGAON CO.OP. HSG. SOC. LTD.** located at CTS No. 336 OF VILLAGE PAHADI, PLOT NO. 35, OPP. VIJAY SALES, S.V. ROAD, GOREGAON (WEST), Mumbai - 400104, vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

[Signature]



13 MAY 2025

279570

जोड़पत्र-२/Annexure-II

१. मुद्रांक विक्रीची मॉडेलची अनु. क्रमांक-२/दिनांक
(Serial No./Date)

२. दस्तावेजाचा प्रकार

(Nature of document)

३. दस्ता नोंदणी करण्यात आला का ?

(Whether it is to be registered?)

४. मालकीचे वर्णन करा

(Property Description & Title)

५. मुद्रांक विक्रीचे घेणाऱ्याचे नाव व स्वाक्षरी

(Stamp Purchaser's Name & Signature)

६. हस्त अंतरावाहक मार्फत का ?

(If through, on what basis)

Name, Address & Signature)

७. घुसण्या प्रकरणाचे नाव

(Name of the Parties)

८. मुद्रांक शुल्का रक्कम

(Stamp Duty Amount)

९. परवानाधारक मुद्रांक विक्रीच्यासाठी आहे

व परवाना क्रमांक तसेच

२०२०२०, मारवाडी

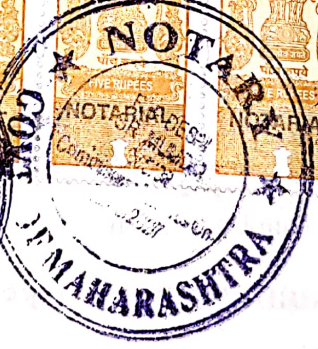
मुद्रांक विक्रीचे ठिकाण/पत्ता १२०२०२०, मारवाडी

(न्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

मुद्रांक खरेदी केल्याबाबत व भरिमात वापरणे बंधनकारक आहे.)

13/05/25

Madhav enterprises



1. That I / promoter have / has a 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 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 time period within which the project shall be completed by me/promoter from the date of registration: 31/12/2028

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 / 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.

Signature

8. That I/ 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

Date: 14/05/2025, Mumbai

[Signature]
Deponent

Before me



R. P. DESAI
B.Com. LLB.
Advocate & Notary Public
C-114, Sai Darshan 'B', Opp. Mulji Nagar
S. V. Road, Borivali (West),
Mumbai - 400 092.

NOTARY REGISTER

SR. NO. 88 DATE 14/05/2025

BEFORE ME

[Signature]
R. P. DESAI
B.Com. LLB.
NOTARY GREATER MUMBAI