



## महाराष्ट्र MAHARASHTRA

2024

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:

Mr. P.

13 MAY 2025

279570

जोडपत्र-२/Annexure-II

१. मुद्रांक निधी की नंबरी ४३४, अन्तर्गत-२/दिनांक  
(Serial No./Date),

२. दरसाया ग्रहार  
(Nature of document),

३. यहा नौकरी छापा, लिखा जा ?  
(Whether it is to be registered?),

४. निष्पत्तिरीपे दोहरा लिखा जाए ?  
(Property Description in brief),

५. मुद्रांक निधी खरीदारी करने के लिए  
(Stamp Purchaser's Name, Date & Signature),

६. इसे अरांखाद पात्र के द्वारा दिया गया ?  
(It through, owner's signature,  
Name, Address, Signature),

७. दुसरा दरारा (Name of the Person),

८. मुद्रांक शुल्क रकम  
(Stamp Duty Amount),

९. परवानाधारक मुद्रांक लिहायादी कुम्हे  
द परवाना इकाय/पता १२०२०१०, नामांकन  
(का कारणासाठी याची मुद्रांक उरेंदी केला दर्शनी त्वाय कारणामात्रे  
मुद्रांक उरेंदी केल्यायातुन ६ भरतीयात कापरणे संपर्कारक आहे.)

13/05/25

Madhav enterprises



मुद्रांक लिहायादी करने के लिए यहा नौकरी छापा नहीं किया जाए। यहा नौकरी लिखा जाए। यहा नौकरी दोहरा लिखा जाए।

मुद्रांक लिहायादी करने के लिए यहा नौकरी छापा नहीं किया जाए। यहा नौकरी लिखा जाए। यहा नौकरी दोहरा लिखा जाए।



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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

Particulars.

Before me

Deponent

**R. P. DESAI**

B.Com. LL.B.

Advocate & Notary Public  
C-14, Sai Darshan 'B', Opp. Multi Negar  
S. V. Road, Borivali (West),  
Mumbai - 400 092.

**NOTARY REGISTER**

SR. NO. 88 DATE 14/05/2025

**BEFORE ME**

R. P. DESAI

B.Com. LL.B.

NOTARY GREATER MUMBAI

