



महाराष्ट्र MAHARASHTRA

2025

DX 545303



FORM B

AFFIDAVIT CUM DECLARATION

We, **RAGHAV RAJ ESTATE LLP**, promoter of **OM SATGURUPRASAD CO-OPERATIVE HOUSING SOCIETY LTD.**, Building No. 05, bearing Survey No. 161 (part) and C.T.S. No. 217 of Village Goregaon, District Mumbai Suburban, located at Shastri Nagar, Goregaon West, Mumbai 400 104 registered under the provisions of the Maharashtra Co-operatives Societies Act, 1960 bearing registration no. BOM/HS/4221 of 1974 dated 21 June 1974, do hereby solemnly declare, undertake and state as under do hereby solemnly declare, undertake and state as under:



16 SEP 2025

620154

16/09/25

जोडपत्र-२/Annexure-II

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक-२/दिनांक  
(Serial No./Date)
२. दस्त्याचा प्रकार  
(Nature of document)
३. दस्त नोंदणी करणार आहेत का ?  
(Whether it is to be registered?)
४. मालकीचे थोडक्यात वर्णन  
(Property Description in brief)
५. मुद्रांक विकत घेणाऱ्याचे नाव व सही  
(Stamp Purchaser's Name & Signature)
६. हस्त असल्यास त्याचे नाव, पत्ता सही  
(If through, owner, person then Name, Address & Signature)
७. दुसऱ्या पक्षकाराचे नाव  
(Name of the Party)
८. मुद्रांक शुल्क रक्कम  
(Stamp Duty Amount)
९. परवानाधारक मुद्रांक विक्रेत्याची सही  
व परवाना क्रमांक तसेच श्री. शौकत विंचोळकर  
मुद्रांक विक्रीचे ठिकण/पत्ता १२०२०१०, मालासोपारा  
(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यावरून व शिस्तानुसार बांधकाम अग्रेसर.)

Raghar Ray Estate LLP



1. That Promoter has a legal Title Report to the land on which the development of the project is proposed.
2. That the project land is free from all encumbrances.
3. That the project shall be completed by the Promoter in the stipulated time as mentioned in the registration of project, i.e. **31 December 2029**.
4. That for new project:  
That seventy per cent of the amounts realized by 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 That the amounts from the separate account shall be withdrawn in accordance with the Rule 5.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 utilized 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.



  
Deponent



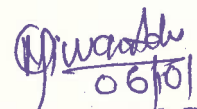


The contents of our above **AFFIDAVIT CUM DECLARATION** are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Mumbai on this **04 October 2025**.



  
Deponent 

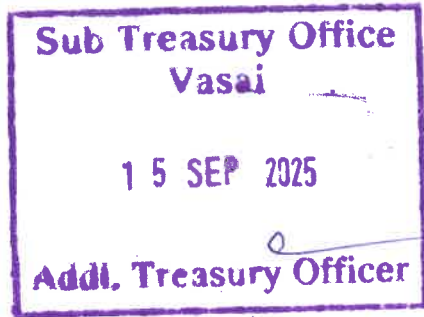
  
06/10/2025  
**NAGENDRA KUMAR TIWARI**  
ADVOCATE & NOTARY  
GOVT. OF INDIA  
Reg. No. 27584  
Chhabirath Pandey Chawl, Navpada, Marol Naka,  
New Airport Road, Andheri (E), Mumbai - 400 059  
Mob. No. 9892054898



महाराष्ट्र MAHARASHTRA

2025

DX 545304



15/09/25



**FORM B**  
**AFFIDAVIT CUM DECLARATION**

We, **RAGHAV RAJ ESTATE LLP**, duly appointed constituted attorney  
(vide *Power of Attorney* dated  
12 June 2024 registered under registration number  
KRL-1/12627/2024) of **OM SATGURUPRASAD CO-OPERATIVE  
HOUSING SOCIETY LTD.**, at Building No. 05, bearing Survey No. 161  
(part) and C.T.S. No. 217 of Village Goregaon, District Mumbai Suburban,  
located at Shastri Nagar, Goregaon West, Mumbai 400 104 of the Sub  
District Mumbai registered under the provisions of the Maharashtra Co-  
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16 SEP 2025

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जोड़/Annexure-II

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

२. दस्त्याचा प्रकार

(Nature of document)

३. दस्त नोंदणी करणार आहेत का ?

(Whether it is to be registered?)

४. मिळकतीचे थोडक्यात वर्णन

(Property Description in brief)

५. मुद्रांक विखत घेणाऱ्याचे नाव व सही

(Stamp Purchaser's Name & Signature)

६. हस्ते असल्यास त्याचे नाव, पत्ता सही

(If through, owner, person then  
Name, Address & Signature)

७. घुसत्या पक्षकाराचे नाव

(Name of the Party)

८. मुद्रांक शुल्क रक्कम

(Stamp Duty Amount)

९. परत माध्यमक मुद्रांक विक्रीसाठी सही

व परवाना क्रमांक तसेच

श्री. शौकत चिचोकर

मुद्रांक विक्रीचे ठिकठिकाण/पत्ता १२०२०१०, नालासोपारा

(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यामुळे हे नविन वापरणे बंधनकारक आहे.)

Raghav Raj Estate LLP

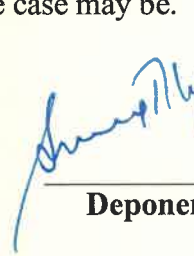
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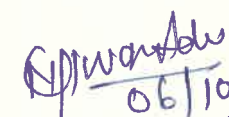
  
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