



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/HSH/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

जोडपत्र- २/Annexure-II

१. मुद्रांक विक्री नोंदवाही अनु, क्रमांक- २/दिनांक
(Serial No./Date) _____

२. दस्तावेज प्रकार
(Nature of document) _____

३. दस्त नोंदवणी करणार आहेत याच ?
(Whether it is to be registered?) _____

४. मिळकातीचे शोडव्यापार वर्णन
(Property Description in brief) _____

५. मुद्रांक विक्री देणाऱ्याचे दाव य लाही
(Stamp Purchaser's Name & Signature) _____

६. हाले असल्यास त्याचे नाव, पत्ता राही
(If through, owner, person then
Name, Address & Signature) _____

७. दुसऱ्या पक्षावाराचे नाव
(Name of the Party) _____

८. मुद्रांक शुल्क रक्कम
(Stamp Duty Amount) _____

९. परदानाधारक मुद्रांक विक्रेत्याची सही
व परदाना क्रमांक तसेच श्री. शौकल चिंचोळकर
मुद्रांक विक्रीचे टिकटण/पत्ता १२०२०१०, भालासोपारा
(ज्या कारणासाठी यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यासाठी ६ सालांना दावरात्रे द॰बनकारक आहे.)

16/09/25

Raghav 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 That the amounts from the separate account shall be withdrawn in accordance with the Rule 5.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

(Signature)
06/10/2025

NAGENDRA KUMAR TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Reg. No. 27584
Chhabilnath Pandey Chawl, Navpada, Marol Naka,
New Airport Road, Andheri (E), Mumbai - 400 059
Mob. No. 0892054898



महाराष्ट्र MAHARASHTRA

● 2025 ●

DX 545304



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-operative Societies Act, 1950 bearing registration no. BOM/HSH/4221 of



16 SEP 2025

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16/09/25

जोड़ामुक्त रिकार्ड्स/Annexure-II

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

२. दस्तावा प्रकार (Nature of document)

३. दस्त नोंदवणी कागजार आहेत का? (Whether it is to be registered?)

४. मिळवलीसे विवरणात दर्शन (Property Description in brief)

५. मुद्रांक विक्रीत केणाचाचे नाव व लाली (Stamp Purchaser's Name & Signature)

६. हस्ते अपल्यासा त्वाचे नाव, घला राही (If through, owner person then Name, Address & Signature)

७. दुसऱ्या पक्षाचाराचे नाव (Name of the Party)

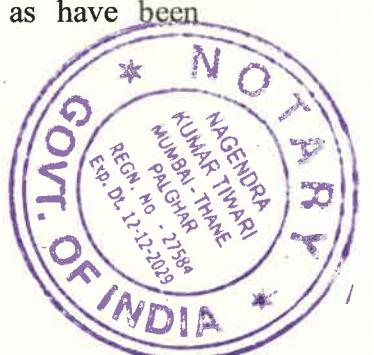
८. मुद्रांक शुल्क रद्दवाप्त (Stamp Duty Amount)

९. दरवा नावाराज मुद्रांक विक्रीतलाची राही व परवाना क्रमांक तसेच श्री. शोकत चिंचेकर मुद्रांक विलीने ठिकाण/पत्ता ६२०२०१०, नालासोपारा (ज्या कारणासाठी यांनी मुद्रांक उरेदी केला त्वाच कारणासाठी मुद्रांक उरेदी केल्यावर न किंवाच वापरणी बंदवारक आहे.)

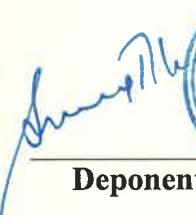
Raghav Raj Estate LLP

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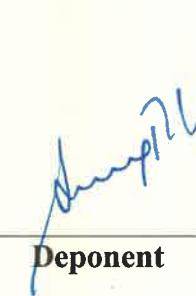


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