

भारतीय गोर न्यायिक
भारत INDIA

₹. 500



FIVE HU,
RUPEE

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

● 2025 ●

EB 923442

प्रधान मुद्रांक कार्यालय, मुंबई¹
प.मु.वि.क्र. 10000029
- 5 AUG 2025
सक्षम अधिकारी



बी. विनायक ब जारी



Affidavit cum
Declaration

Affidavit cum Declaration of **Mr. Prakash Raichand Borana**, Adult Indian inhabitant, Trustee of **M/S. Mithalal Borana Family Trust** ("the Promoters"), duly authorized by the other trustees of the proposed project – **Borana Business Centre** situated at on land bearing CTS No. 787/F, 787/F/1 to 10, of Village Mulund, situated at N.S. Road, Mulund (W), Mumbai – 400080., vide its authorization dated 01/08/2025.

ज्ञानपत्र - २ Annexure - १

दरसाचा प्रकार	Mr
दस्त नोंदणी करणार आहेत का ?	YES/NO
मिळकरीचे वार्ग -	mumbai
मुद्रांक विषय घेणाऱ्याचे नाय	Ramesh. Borana
उसन्या पक्षकाराचे नाय	
स्तं असल्यास त्याचे वाव व पत्ता	
मुद्रांक शुल्क रक्कम	500
शुल्क विक्री जैव वही अनु, क्रांक/दिवांक	53
मुद्रांक विषयक घेणाऱ्याची सही	विशाल फिल्म
मुद्रांक विक्रेत्याची सही	श्री विजय पाटील
पर्याया द्रव्यमाण : ८०००० रु	
दुवाक विक्रीचे ठिकाण/पत्ता : मुलुंड कोर्ट बाब अटोसिएशन	
	ठोपिवाल कोर्टेल आवार,
	एम. एल. रोड, मुलुंड (प.) मुंबई - ४०० ०८०
	वा कारणासाठी ज्याची मुद्रांक उरेदी घेत्या त्यांनी त्याच कारणासाठी उरेदी घेत्या त्यांनी त्याच कारणासाठी त्याच कारणासाठी

११८५२

11 AUG 2025



I, **Mr. Prakash Raichand Borana**, trustee of the proposed project do hereby solemnly declare, undertake and state as under:

1. A legally valid authentication of title of such land and agreement between land owner and promoter for development of the real estate project has been entered into.
2. That the project land is free from all encumbrances.
3. That the project shall be completed by me on or before **31/05/2028** from the date of registration of project;
4. That seventy per cent of the amounts realized 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.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I 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 I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.

For Mithalal Borana Family Trust

For Mithalal Borana Family Trust

Trustee

Prakash Raichand Borana

Trustee

Place: Mumbai

Deponent



BEFORE ME

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 _____.

SHYAMAL M. SCODEN
B.Sc., LL.B.
ADVOCATE & NOTARY
B-21, UJALA C.H.S. LTD., SECTOR 1,
PLOT 1-B, AROLI, NAVI MUMBAI
THANE, MAHARASHTRA-400 704

For Mithalal Borana Family Trust

For Mithalal Borana Family Trust

Trustee

Prakash Raichand Borana

Trustee

Place: Mumbai



11 AUG 2025