

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA

2025

EB 923442



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८.००००२९
- 5 AUG 2025
सक्षम अधिकारी

श्री. विनायक व जागर



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.



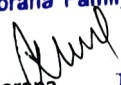
11 AUG 2025

त्या कारणासाठी त्यांनी मुद्रांक जारेदी देता त्यांनी त्याच कारणासाठी
मुद्रांक जारेदी देण्यापासून

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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


Prakash Raichand Borana Trustee
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 _____.

For Mithalal Borana Family Trust
For Mithalal Borana Family Trust


Prakash Raichand Borana Trustee
Trustee
Place: Mumbai



SHYAMLAL M. SOODEN
B.Sc., LL.B.
ADVOCATE & NOTARY
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11 AUG 2025