



महाराष्ट्र MAHARASHTRA

● 2025 ●

DV 555657



FORM 'B'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **H. Rishabraj Developers**, the promoter of the proposed project/ Duly Authorized by the promoter of the proposed project, namely "Rishabraj Anuja" bearing Plot No.59, Plot Bearing F.P. NO. 620 /30, TPS Borivali No. III, Kastur Park, Borivali (West), Mumbai. 400092.I, promoter of the proposed do hereby solemnly declare, undertake and state as under:

1. That I have a Legal Title Report to the land on which the development of the project is proposed

(Handwritten signature/initials)

(Handwritten signature/initials)

29 SEP 2025

636377

जोडपत्र- २/Annexure-II

१. मुद्रांक विशेष नंदेवही अनु. फ्रमांक- २/दिनांक
(Serial No./Date)

२. दस्तावच प्रकार
(Nature of document)

३. दस्त रोंदणी वरपार आहेत का ?
(Whether it is to be registered?)

४. गिळवातीचे थोडक्यास कापीन
(Property Description in brief)

५. मुद्रांक विकात प्रेण-जारी नाव व राही
(Stamp Purchaser's Name & Signature)

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

७. दुसऱ्या पक्षाकाराचे नाव
(Name of the Party)

८. मुद्रांक शुद्ध रक्कम
(Stamp Duty Amount)

९. परवानाधारक मुद्रांक विक्रेताची राही
त परवाना इव्वांक तरोद ने. इंडियन नियोजक
मुद्रांक विशेष डिलवा/पत्ता १२०२०१०, नामांकनारा
(जो कारणायाची ज्यादी मुद्रांक खरेदी देला त्वाची खाल कारणायाची
मुद्रांक खरेदी देलाराहुन क. सहित दावाले दर्शवारक आहे.)

29/09/25



H. Rishabraj

Developer



AND

A legally valid authentication of title of such land along with an authenticated copy of the Development Agreement between such **H. Rishabraj Developers.** and "Anuja Co-Operative Housing Society Limited" for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by me from the date of registration of the project is 30/6/2028

4. That seventy per cent of the amounts realised by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in the Cosmos Co.op Bank Ltd., Borivali (E) Branch, Mumbai 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

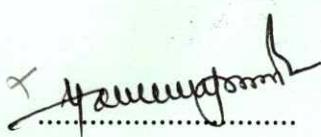
7. That I shall take all the pending approvals on time, from the competent authorities.

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.

For H. Rishabraj Developers.



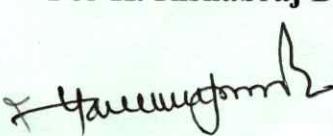
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at this 10 day of SEP 2025 2025

For H. Rishabraj Developers.



Deponent



BEFORE ME

JAGDISH TRYAMBAKRAO DONGARDIVE
Advocate High Court & Notary, (Govt of India)
Rahul Chawl Committee, Kranti Nagar,
Akurli Road, Kandivali (East),
Mumbai-400 101

30 SEP 2025