



महाराष्ट्र MAHARASHTRA



Sub Treasury Office
Vasai
31 OCT 2025
Addl. Treasury Officer

31-10-25

● 2025 ●



NOTARIAL
REG. SR. NO
25329 P/2025

FORM 'B'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Rishabraj Estate Developers Pvt Ltd, the promoter of the proposed project/ Duly Authorized by the promoter of the proposed project namely "Rishabraj Avyaana " of Jan Kalyan Co-Operative Housing Society Limited bearing CTS No. 1017 and Survey No. 161(part) of Village Pahadi Goregaon West, Taluka Borivali, Mumbai Suburban, Mumbai- 400104

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

AND

X

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03/11/25

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प्र० ००२ / Annexure
(Serial No./Date)

१. दस्तावेज़ प्रकार
(Nature of document)

२. दस्तावेज़ करणार शही
(Whether it is to be registered)

३. मिळकतीचे थोडव्यापार वर्णन
(Property Description in brief)

४. मुद्रांक विक्री घेणाऱ्याचे नाव व सही
(Stamp Purchaser's Name & Signature)

५. हस्ते असल्याचे त्याचे नाव, पत्ता सही
(If through, owner, person then
Name, Address & Signature)

६. दूसऱ्या पर्यायात नाव
(Name of the Party)

७. मुद्रांक शुल्क रकम
(Stamp Duty Amount)

८. परदानाधारक मुद्रांक विक्री घेणाऱ्याची सही
च परदाना क्रमांक वर्णन
मुद्रांक विक्रीचे ठिकाण/पत्ता १२०२०१०, नालासोपारा
(ज्या कारणासाठी ज्यांनी मुद्रांक घरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक घरेदी केल्यापासून इ महिन्यात सापरणे अंथनकारक आहे.)

Rishabhai's Estate



Developer
Pratik Lachchhtryan



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

That the project land is free from all encumbrances.

That the time period within which the project shall be completed by me from the date of registration of the project is 31.12.2029

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 Kotak Mahindra Bank, 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 Rishabraj Estate Developers Pvt Ltd.

[Signature]
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 ____ day of _____ 2025

27 NOV 2025

For Rishabraj Estate Developers Pvt Ltd.

[Signature]
Deponent

BEFORE ME
J. M.
JAGDISH TRYAMBAKRAO DONGARDIVE
Advocate High Court & Notary, (Govt of India)
Rahul Chawla Committee, Kranti Nagar,
Akurli Road, Kandivali (East),
Mumbai-400 101
27 NOV 2025