



महाराष्ट्र MAHARASHTRA

2023

68AA 965919

Serial Number 9512 for Rs. 100

Date of Issue : 01-Dec-2023

Issued To : Shashank Chs Ltd

Issued Through : Prakash Chorge

Licence No. 1206045
STAMP VENDOR
MRS. KANCHAN S. TARTE

Add. Shop No.2, Arihan Puja CHS. Ltd.
Ground Floor, Near Tarte Plaza,
Vandhi Nagar, Dombivli (East) 421 204



FORM -'B'
[See rule 3(4)]

उप कोषागार अधिकारी
कल्याण

3 NOV 2023

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE CO -PROMOTER OR ANY PERSON AUTHORIZED
BY THE CO-PROMOTER

Affidavit cum Declaration

Amish



फक्त प्रतिज्ञापत्रासाठी (अनुच्छेद- 4) / only For Affidavit (Article- 4)

मुद्रांक विक्री बाबतची नोंद वही अनुक्रमांक /दिनांक 9512/
(Serial No. Date)

01 DEC 2023

मुद्रांक विकत घेणा-याचे नाव व रहिवासी पत्ता
(Purchaser's Name/place of Residence)

Shashank Chs Ltd

मुद्रांक विकत घेणा-याची सही-----
Stamp purchaser's sign/ Date

परवानाधारक मुद्रांक विक्रेत्याची सही
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण /पत्ता

STAMP VENDOR
NOTES. MANCHAM S. TARTER
Shop No. 2, Ashok Pagar Chs. Ltd
Ground Floor, Ashok Pagar Plaza,
Gandhi Nagar, Dombivli (West) 401 207



Affidavit-cum-Declaration of 'Shashank Co Operative Housing Society' through its authorized Power of Attorney Holders Mr. Girish Shrikrishna Marathe & Mr. Shrikrishna Ramchandra Marathe, Partners of M/S Radhika Construction Company, (Irrevocable Power of Attorney dated 12th of April 2023).

I, Mr. Girish Shrikrishna Marathe, Partner of M/S Radhika Construction Company, duly authorized by 'Shashank Co Operative Housing Society', (Co-promoter), do hereby solemnly declare, undertake and state as under:

1. That, co-promoter has legal title to the land on which the development of the project is proposed.

OR

has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

That details of encumbrances _____ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the project shall be completed by Co -promoters **31st August 2028** from the date of registration of project.

4. (a) **For new projects** : 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/development and the land cost and shall be used only for that purpose.

(b) **For ongoing project on the date of commencement of the Act**

- i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

- (ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, Co - Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.

8. That, Co-Promoter shall take all the pending approvals on time from the competent authorities.

9. That, Co-Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, co-promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Girish

Sd/-
Deponent

Girish

Mr. Girish Shrikrishna Marathe
Partner of M/S Radhika Construction Co

(Constituted attorney of the co-promoter of Shashank Co Operative
Housing Society' through its office bearers Shri Parshuram
Chidambar Behere & Shri. Shreedhar Yeshwant Koparkar)

Verification

The contents of our above Affidavit cum Declaration are true and correct to
the best of my knowledge and have not concealed any material facts.
Verified on this 22nd day of December 2023.



Sd/-
Deponent

Mr. Girish Shrikrishna Marathe
Partner of M/S Radhika Construction Co

(Constituted attorney of the co-promoter of Shashank Co
Operative Housing Society through its office bearers Shri
Parshuram Chidambar Behere & Shri. Shreedhar Yeshwant
Koparkar)



BEFORE ME

S.V. TARTE

S.V. TARTE

ADVOCATE & NOTARY

Arihant Pooja CHS., Near Tarte Plaza,

Gandhi Nagar, Dombivli (East) 421 204.

Dist. Thane, Mob.: 9821313285

NOTARY REGISTER

Expire On-4-7-2025

No. T-543 Dt. 22 DEC 2023