

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 21AA 816706

जिल्हा कोषागार कार्यालय, ठाणे
3 OCT 2022
प्रतिनिधी प्रमुख लिपीक / लिपीक

NOTARIAL NOTARIAL NOTARIAL

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Himadri Sakti Banerjee**, Age 63 Years Occupation : **Business** , Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Chairman of Drishtant Co-operative Housing Society Limited, (here in after referred to as Promoter) duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters. Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

DRISHTANT CO-OP HOUSING SOCIETY

Chairman Secretary Treasurer

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date 13th September 2022 issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority (**"RERA"**).

3. That the Promoter is constructing a project namely **"DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED"** on the said Land which will consist of 1 (one) building to be known as **"DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED"** (HERE IN AFTER REFFERED TO AS THE SAID **"Building"**) with a proposed total construction built-up area of 770.70 square meters (here in after referred to as **"Project"**).

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form **"A"** – Application for registration of the said Project with RERA

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016(**"Act"**) and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 (**"Rules"**).

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. **"DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED"** with RERA.

DRISHTANT CO-OP HOUSING SOCIETY LTD.

Chairmen Secretary Treasurer

Chairman Secretary

Deponent

VERIFICATION

I, **Himadri Sakti Banerjee,** Age **63** years, Occupation: Business, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706.** Chairman of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED (i.e. Promoter of the aforesaid Project) hereby verify that 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 Navi Mumbai on this 15th day of October 2022.

Deponent

ONLY SIGNATURE OF IDENTIFIER ATTESTED BY ME

Mrs RAMA S. PENDKALKAR
M.A.B.Ed LL.M
ADVOCATE SUPREME COURT OF INDIA
HIGH COURT OF BOMBAY &
NOTARY APPOINTED BY GOVT OF INDIA
Rama Niwas SS-4/245,SECTOR 2
Vashi, New Bombay 400703

= 7 NOV 2022

Chairman Secretary Treasurer

ONLY SIGNATURE OF IDENTIFIER ATTESTED

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

16 DEC 2022

महाराष्ट्र MAHARASHTRA

2022

29AA 216573

- 8 DEC 2022

NOTARIAL

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Mr. Himadri Sakti Banerjee**, Age **63** Years Occupation : **Business**, Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of Drishtant Co-operative Housing Society Limited, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, to present himself as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date_____ issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely **"DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED"** on the said Land which will consist of 1 (one) building to be known as **"DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED"** (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "**A**" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

Deponent



महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 16 DEC 2022 29AA 216561

जिल्हा कोषागार कार्यालय, ठाणे
- 8 DEC 2022
प्रमुख लिपीक / लिपीक

जिल्हा कोषागार कार्यालय ठाणे.

20रु. Rs.20 COURT FEE भारत INDIA बीस रुपे RUPEES NOTARIAL

NOTARY A. P. Gaykar Mumbai Maharashtra Reg. No. 5873 GOVT. OF INDIA

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Mr. Dipak Kumar Sarkar**, Age **64** Years Occupation : **Business** , Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of Drishtant Co-operative Housing Society Limited, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, **to present himself** as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date**_____ **issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" on the said Land which will consist of 1 (one) building to be known as "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "**A**" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

Deponent

VERIFICATION

I, **Mr. Dipak Kumar Sarkar**, Age **64** years, Occupation: Business, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706**. Member of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED hereby verify that 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 Navi Mumbai on this 15th day of December 2022.

NOTARY
A. P. Gaykar
Mumbai
Maharashtra
Reg. No. 5873
Exp. Dt. 12/9/23
GOVT. OF INDIA

Deponent

ATTESTED BY ME
- 7 JAN 2023
Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873.



महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 16 DEC 2022 29AA 216562

जिल्हा कोषागार कार्यालय, ठाणे
- 8 DEC 2022
प्रमुख लिपीक / लिपीक

NOTARY A. P. Gaykar Mumbai Maharashtra Regn. No. 5873 Exp. Dt. 12/5/23 GOVT. OF INDIA

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Mr.Sitaram Mahadeo Naik**, Age **75** Years Occupation : **Business** , Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of Drishtant Co-operative Housing Society Limited, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, to present himself as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date_____ issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" on the said Land which will consist of 1 (one) building to be known as "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "**A**" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

Deponent

VERIFICATION

I, Mr. **Sitaram Mahadeo Naik,** Age **75** years, Occupation: Business, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706**. Member of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED hereby verify that 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 Navi Mumbai on this 15th day of December 2022.

NOTARY
A. P. Gaykar
Mumbai
Maharashtra
Reg. No. 5873
Exp. Dt. 12/4/23
GOVT. OF INDIA

Deponent

ATTESTED BY ME 7 JAN 2023

Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 16 DEC 2022 29AA 216564

जिल्हा कोषागार कार्यालय, ठाणे - 8 DEC 2022 सह प्रमुख लिपीक / लिपीक

NOTARIAL

NOTARY A. P. Gaykar Mumbai

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I, **Mrs. Madhuri Sanjay Pattiwar**, Age **57** Years Occupation: _____, Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of Drishtant Co-operative Housing Society Limited, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, to present himself as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date_____issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" on the said Land which will consist of 1 (one) building to be known as "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "**A**" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

Deponent

VERIFICATION

I, Mrs. **Madhuri Sanjay Pattiwar**, Age **57** years, Occupation: _____, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706**. Member of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED hereby verify that 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 Navi Mumbai on this 15th day of December 2022.

NOTARY
A. P. Gaikar
Mumbai
Maha. India
Reg. No. 5873
Exp. On
12/5/23
GOVT. OF INDIA

Deponent

ATTESTED BY ME

Adv. ASHOK P. GAIKAR
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873.

- 7 JAN 2023

7 JAN 2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

16 DEC 2022

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 29AA 216563

जिल्हा कोषागार कार्यालय, ठाणे

- 8 DEC 2022

मुद्रांक प्रमुख लिपीक / लिपीक

NOTARY A. P. Gaykar Mumbai Maharashtra

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Mrs. Shubhada Sham Jadhav**, Age **58** Years Occupation: _____, Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of Drishtant Co-operative Housing Society Limited, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, to present himself as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

सौ. शुभदा शाम जाधव

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date_____issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" on the said Land which will consist of 1 (one) building to be known as "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "**A**" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

श्री. सुमंत रामजाधव

Deponent

VERIFICATION

I, Mrs. **Shubhada Sham Jadhav**, Age **58** years, Occupation: _____, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706**. Member of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED hereby verify that 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 Navi Mumbai on this 15th day of December 2022.

NOTARY
A. P. Gaykar
Mumbai
GOVT. OF INDIA

श्री. शुभदा शाम जाधव

Deponent

ATTESTED BY ME
- 7 JAN 2023
Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL



महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 16 DEC 2022 29AA 216565

जिल्हा कोषागार कार्यालय, ठाणे

- 8 DEC 2022

लेखक प्रमुख लिपीक / लिपीक

जिल्हा कोषागार कार्यालय ठाणे

NOTARY A. P. Gaykar Mumbai Maharashtra Regn. No. 5873 Exp. Dt. 12/8/23 GOVT. OF INDIA

NOTARY 20 रु. Rs. 20 भारत INDIA बीस रुपये NOTARIAL RUPEES

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Mr. Pannalal Ghosh**, Age **69** Years Occupation : **Business** , Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of Drishtant Co-operative Housing Society Limited, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, to present himself as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date_____issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" on the said Land which will consist of 1 (one) building to be known as "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "**A**" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

Deponent

VERIFICATION

I, **Mr. Pannalal Ghosh**, Age **69** years, Occupation: Business, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706**. Member of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED hereby verify that 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 Navi Mumbai on this 15th day of December 2022.

NOTARY
A. P. Gaykar
Mumbai
Maharashtra
Reg. No. 5873
Exp. Dt. 12/5/23
GOVT. OF INDIA

Deponent

ATTESTED BY ME
- 7 JAN 2023
Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

16 DEC 2022

महाराष्ट्र MAHARASHTRA 2022 29AA 216566

जिल्हा कोषागार कार्यालय, ठाणे

जिल्हा कोषागार कार्यालय,

- 8 DEC 2022

कोषागार प्रमुख लिपीक / लिपीक

NOTARIAL

NOTARY A. P. Gaykar Mumbai

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

NOTARY A. P. Gaykar Mumbai GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Mrs. Ranjana Bhalekar**, Age **75** Years Occupation : **Housewife**, Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of Drishtant Co-operative Housing Society Limited, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, to present himself as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

R R Bhalekar

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date_____ issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" on the said Land which will consist of 1 (one) building to be known as "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "**A**" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

R R Bhalekar

Deponent

VERIFICATION

I, Mrs. **Ranjana Bhalekar**, Age **75** years, Occupation: Housewife, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706**. Member of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED hereby verify that 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 Navi Mumbai on this 15th day of December 2022.

R R Bhalekar

Deponent

ATTESTED BY ME

- 7 JAN 2023

Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 16 DEC 2022 29AA 216567

- 8 DEC 2022

NOTARY A. P. Gaykar Mumbai Maharashtra Reg. No. 5873 Exp. Dt. 12/5/23 GOVT. OF INDIA

NOTARIAL

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Mrs. Tanuja Tukaram Gawday**, Age **74** Years Occupation : **Housewife**, Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of Drishtant Co-operative Housing Society Limited, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, to present himself as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

Gawday T.T.

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date_____issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" on the said Land which will consist of 1 (one) building to be known as "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "**A**" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

Gawday T.T.

Deponent

VERIFICATION

I, Mrs. **Tanuja Tukaram Gawday**, Age **74** years, Occupation: Housewife, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706**. Member of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED hereby verify that 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 Navi Mumbai on this 15th day of December 2022.

NOTARY GOVT. OF INDIA

Gawday T.T.

Deponent

ATTESTED BY ME

Adv. ASHOK P. GAYKAR 7 JAN 2023
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873.



महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 16 DEC 2022 29AA 216569

जिल्हा कोषागार कार्यालय ठाणे - 8 DEC 2022

NOTARIAL

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Mr. Basumitra Choudhury**, Age **74** Years Occupation : **Business** , Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of **Drishtant Co-operative Housing Society Limited**, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, to present himself as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date_____issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" on the said Land which will consist of 1 (one) building to be known as "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "**A**" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

B. Chowdhury

Deponent

VERIFICATION

I, Mr. **Basumitra Choudhury**, Age **74** years, Occupation: Business, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706**. Member of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED hereby verify that 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 Navi Mumbai on this 15th day of December 2022.

B. Choudhury

Deponent

ATTESTED BY ME

7 JAN 2023

Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 16 DEC 2022 29AA 216568

- 8 DEC 2022

Rs.20 TWENTY RUPEES NOTARIAL

NOTARY A. P. Gaykar Mumbai GOVT. OF INDIA

GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Mr. Chandrasekar Ramanathan**, Age **60** Years Occupation : **Business** , Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of Drishtant Co-operative Housing Society Limited, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, to present himself as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

R. Ch

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date_____issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" on the said Land which will consist of 1 (one) building to be known as "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "A" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

Deponent

VERIFICATION

I, Mr. **Chandrasekar Ramanathan**, Age **60** years, Occupation: Business, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul,** Navi Mumbai – **400706**. Member of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED hereby verify that 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 Navi Mumbai on this 15th day of December 2022.

NOTARY GOVT. OF INDIA

Deponent

ATTESTED BY ME
- 7 JAN 2023
Adv. A[illegible]K P. GAYKAR
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5[illegible]/3.



महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 16 DEC 2022 29AA 216570

जिल्हा कोषागार कार्यालय, ठा...
- 8 DEC 2022
...प्रमाणित लिपीक / लिपीक

जिल्हा कोषागार कार्यालय ठाणे

NOTARY A. P. Gaykar Mumbai Maharashtra Reg. No. 5873 Exp. Dt. 12/6/23 GOVT. OF INDIA

NOTARY A. P. Gaykar Mumbai NOTARIAL TWENTY RUPEES GOVT. OF INDIA

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Mr. Vinayak Kharade**, Age **76** Years Occupation : **Business** , Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of Drishtant Co-operative Housing Society Limited, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, to present himself as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date_____issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" on the said Land which will consist of 1 (one) building to be known as "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "**A**" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

Deponent

VERIFICATION

I, Mr. **Vinayak Kharade**, Age **76** years, Occupation: Business, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706**. Member of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED hereby verify that 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 Navi Mumbai on this 15th day of December 2022.

NOTARY
A. P. Gaykar
Mumbai
Maharashtra
Reg. No. 6873
Exp. On
12/9/23
GOVT. OF INDIA

Deponent

ATTESTED BY ME
- 7 JAN 2023
Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 6873.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

16 DEC 2022

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 29AA 216571

जिल्हा कोषागार कार्यालय, ठा

- 8 DEC 2022

मुद्रांक प्रमुख लिपीक / लिपीक

NOTARY A. P. Gaykar Mumbai NOTARIAL भारत TWENTY RUPEES बीस रुपये

NOTARY A. P. Gaykar Mumbai Maharashtra Reg. No. 5873 Exp. DL 12/5/23 GOVT. OF INDIA

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Mr. Pradeep Chatterjee**, Age **59** Years Occupation : **Business** , Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of Drishtant Co-operative Housing Society Limited, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, to present himself as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date**_____ **issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" on the said Land which will consist of 1 (one) building to be known as "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "**A**" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

Deponent

VERIFICATION

I, **Pradeep Chatterjee**, Age **59** years, Occupation: Business, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706.** Member of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED hereby verify that 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 Navi Mumbai on this 15th day of December 2022.

NOTARY
A. P. Gaykar
Mumbai
Maharashtra
Reg. No. 5873
Exp. On
12/5/23
GOVT. OF INDIA

Deponent

ATTESTED BY ME
- 7 JAN 2023
Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873.

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

16 DEC 2022

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 29AA 216572

- 8 DEC 2022

NOTARIAL

NOTARY A. P. Gaykar (Mumbai) (Maharashtra) Reg. No. 5873 Exp. Dt. 12/9/22 GOVT. OF INDIA

ASHOK P. GAYKAR NOTARY MUMBAI MAHARASHTRA REGN. NO. 5873 GOVT. OF INDIA

FORM 'B'

[See rule 3(6)]

Affidavit cum Declaration

I **Mr. Kashiram Sakharam Sawant**, Age **67** Years Occupation : **Business** , Indian Inhabitant Having Residence address at **Plot No. 10/4, Sector 15, Nerul East, Navi Mumbai – 400706.** Member & Co-Landowner of **Drishtant Co-operative Housing Society Limited**, duly hereby solemnly declare, undertake and state as under;

1. That the Promoter **(i.e. Mr. Himadri Sakti Banerjee)** (The chairman of our society jointly authorized by MOU dated_____ by all the members of our society, to present himself as Promoter for RERA and redevelopment of Project) is entitled to develop and construct buildings on a parcel of land admeasuring 771.47 square meters.

Bearing Plot No. 10/4, lying being and situate at Sector – 15, Nerul, Navi Mumbai, Dist-Thane (here in after referred to as "**Land**").

2. That the Promoter has obtained a legal title report reflecting the flow of title of the Promoter to the said Land on which the development of the said Project is proposed. An authenticated copy of the title certificate **date_____ issued by B.N.BIRAJDAR, Advocates** is enclosed / uploaded with Form "A" – Application for registration of the said Project with Real Estate Regulatory Authority ("**RERA**").

3. That the Promoter is constructing a project namely "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" on the said Land which will consist of 1 (one) building to be known as "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" (HERE IN AFTER REFFERED TO AS THE SAID "**Building**") with a proposed total construction built-up area of 770.70 square meters (here in after referred to as "**Project**").

4. That the details of encumbrance including dues and litigation, details of any rights, title, interest or name of any party in or over such Land, along with details are enclosed/uploaded with Form "**A**" – Application for registration of the said Project with RERA. That, the said land is free from all encumbrances.

5. That by 30th November 2025, the said Project shall be completed by the Promoter.

6. That the 70% (seventy per cent) of the amounts to be realized here in after by the Promoter for the said 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 in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016("**Act**") and rules there under.

7. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017 ("**Rules**").

8. That the Promoter shall get the accounts audited within 6(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 this Project have been utilized for the same Project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

9. That the Promoter shall take all the pending approvals on time, from the competent authorities.

10. That the Promoter 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 the Rules, within 7 (seven) days of the said changes occurring.

11. That the Promoter has furnished such other documents as have been prescribed by the Rules and regulations made under the Act.

12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

13. That I am executing this Affidavit cum Declaration in support of Form – A being the application to be made for registration of the said Project i.e. "**DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED**" with RERA.

Deponent

VERIFICATION

I, **Mr. Kashiram Sakharam Sawant**, Age **67** years, Occupation: Business, Indian Inhabitant having residence address at **Plot No. 10/4, Sector No. 15, Nerul, Navi Mumbai – 400706**. Member of DRISHTANT CO-OPERATIVE HOUSING SOCIETY LIMITED hereby verify that 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 Navi Mumbai on this 15th day of December 2022.

NOTARY
A. P. Gaykar
Mumbai
Maharashtra
Reg. No. 5873
Exp. Dt.
12/5/23
GOVT. OF INDIA

Deponent

ATTESTED BY ME
7 JAN 2023
Adv. ASHOK P. GAYKAR
B.Com., LL.B., G.D.C. & A.
NOTARY GOVT. OF INDIA
Reg. No. 5873.