

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ CU 946119

Sub-Treasury Office
Vasai
09 JAN 2025
Addl. Treasury Officer
2/1/25

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sanjay Waman Bhosale, promoter of the proposed PRABHAT COOPERATIVE HOUSING SOCIETY LIMITED project duly authorized by M/s. Shivam Parivar Developers Private Limited the promoter of the proposed project, hereby state and declare under;

I, Mr. Sanjay Waman Bhosale promoter of the proposed project duly authorized by M/s. Shivam Parivar Developers Private Limited the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Report to the land on which the development of the project is proposed

SHIVAM PARIVAR DEVELOPERS PVT. LTD. MUMBAI

03 JAN 2025

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जोडपत्र-२/Annexure-II

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक-२/दिनांक
(Serial No./Date)

२. दस्ताचा प्रकार
(Nature of document)

३. दस्त नोंदणी करणार आहे का?
(Whether it is to be [illegible])

४. मिळकतीचे वर्णन
(Property Description)

५. मुद्रांक विकत घेणाऱ्याचे नाव
(Stamp Purchaser's Name & Signature)

६. हस्ते असल्यास त्याचे नाव, पत्ता सही
(If through, owners, person's Name, Address & Signature)

७. दुसऱ्या पक्षकाराचे नाव
(Name of the Party)

८. मुद्रांक शुल्क रुपयात
(Stamp Duty Amount)

९. परवानाधारक मुद्रांक विक्रेते यांची सही
व परवाना क्रमांक श्री. शौनक चिंचोळेकर

मुद्रांक विक्रीचे ठिकाण/पत्ता १२०२०१०, नोटा सोपारा
(ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.)

shivam parvar Developments
put Hd

NOTARY

OR

~~_____have/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 project land having survey number SURVEY NO 236A CTS NO 5740 Part at Kurla, Kurla, Mumbai Suburban, 400075 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 time period within which the project shall be completed by me/promoter from the date of registration of project 30December 2025.

4. (a) For new projects:

That seventy per cent of the amounts realised 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.

~~(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 shall be withdrawn in accordance with Rule 5

6. That I / the promoter 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 /the promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ 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 these rules, within seven days of the said changes occurring.

9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

Deponent

M/s. Shivam Parivar Developers Pvt Ltd

For SHIVAM PARIVAR DEVELOPERS PVT. LTD.

Director/Authorised Signatory



SHIVAM PARIVAR DEVELOPERS PVT. LTD. MUMBAI 400 104.

NOTARY UDAI PRAKASH Mumbai (Maharashtra) Regn. No. 9972 GOVT. OF INDIA

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 _____ on this ____ day of February 2025.

NOTARY UDAI PRAKASH MUMBAI (MAHARASHTRA) REG. No. 9972 Exp Dt. 27/07/2028 GOVT. OF INDIA

Deponent

For SHIVAM PARIVAR DEVELOPERS PVT. LTD.

Director/Authorised Signatory

SHIVAM PARIVAR DEVELOPERS PVT. LTD. MUMBAI 400 104.

BEFORE ME

M/s. Shivam Parivar Developers Pvt Ltd.

NOTARIAL REG. NO. 06
Sr. No. 1876 Page No. 63
Date: 11/02/25

11/02/25

UDAIPRAKASH (M.A.LL.B.)
ADVOCATE & NOTARY GOVT. OF INDIA
MUMBAI (MAHARASHTRA)
REG. No. 9972
Room No. 10, S. No.94, Ishwadi, Kharodi Village
Marve Road, Malad (W), Mumbai - 400 095