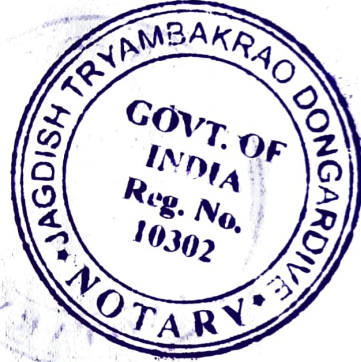




महाराष्ट्र MAHARASHTRA

2022

BW 916141



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

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

Affidavit cum Declaration

Affidavit cum Declaration of Shantprabha Co-Op Housing Society Limited, duly represented by Mr. Atul Kale, Mr. Sujit Gupte & Dnyanesh Patil Chairman, Secretary & Treasurer of Shantprabha Co-Op Housing Society Limited, Promoters of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12/12/2022.

We, Mr. Atul Kale, Mr. Sujit Gupte & Dnyanesh Patil Chairman, Secretary & Treasurer of Shantprabha Co-Op Housing Society Limited, the Promoters of Shantprabha Co-Op Housing Society Limited promoters of the proposed project /duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

located at aarey
road, near pahadi
school road no 2
goregaon east
bearing cts no 286
Survey no 92, final
plot no 4,
mumbai - 400063

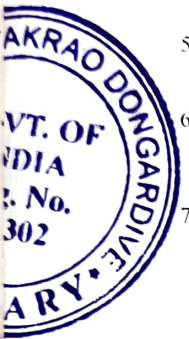
Atul Kale
Sujit Gupte
Dnyanesh Patil

1. That we / promoters have / has a legal title to the land on which the development of the project is proposed

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.
3. That the time period within which the project shall be completed by us/ promoter is **30/06/2027**
4. That seventy percent of the amounts realized by us/ 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we / 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 we / promoter shall take all the pending approvals on time, from the competent authorities.
9. That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we / 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.



SHANTPRABHA CHS LTD.

Debit
Treasurer *Deponent* Secretary Chairman

Verification

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

Verified by me at Mumbai on this 13 MAY 2023 day of MAY, 2023.

SHANTPRABHA CHS LTD.

Debit
Treasurer *Deponent* Secretary Chairman



BEFORE ME

Jm
JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Zopadpatti, Akurli Road, Kandivali (East),
Mumbai - 400 101

13 MAY 2023