

भारतीय गैरन्यायिक

एक सौ रुपये

Rs. 100

100

ONE HUNDRED

सत्यमेव जयते

भारत INDIA  
A NON JUDICIAL

2023

68AA 670034

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

प्रधान मुद्रांक कार्यालय, मुंबई  
प.मु.वि.क्र. ८००००९९  
22 AUG 2023  
सक्षम अधिकारी

Affidavit cum Declaration

श्रीमती सुषमा चव्हाण

Affidavit cum Declaration of Mr. Mahendra Surji Gala, Partner of Gold Coin Builders duly authorized by the promoter of the proposed project **SILVER BROOK**, vide their authorization dated 07/09/2023.

I Mr. Mahendra Surji Gala, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed
2. That detail 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 as per table below.

S. No	Court name	Type of case	Case number	Year	Present status
1	Bombay city civil court at dindoshi - court room no. 1	Civil	915/2022	2022	Notice of motion for reply rejoinder.

*Gala*



- 4 SEP 2023

अनुसूची-१ / Annexure - 1

00877

फक्त प्रतिज्ञापत्रासाठी / Only for Affidavit.

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक
२. मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही
३. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता परवाना क्रमांक ८००००११

**GOLD COIN BUILDERS**  
Sona Mohar,  
Behind Vakola Municipal Market,  
Off Nehru Road, Vakola,  
Santacruz (East), Mumbai 400055.

मुद्रांक विक्रीचे ठिकाण / पत्ता : सौ. कांवर टॉपर बोंगाळे

शॉप नं. २, बिल्डींग नं. ४, कोल्गेट मैदानासमोर,

साईबाबा मंझिराजवळ, खेरनगर, शंता (पूर्व), मुंबई - ४०० ०५१.

शासकीय कार्यलय/ न्यायालयासमोर प्रामाणिकपणे सादर करण्यासाठी

मुद्रांक कागदाची आवश्यकता नाही, (शासन आदेश दि. ०१/०७/२००३)

ज्या कारणासाठी ज्यांना मुद्रांक शुल्क खरेदी करावा त्याची त्याच कारणासाठी

पदांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

गबाईल नं. 7208540509



8505 001 55



2	Bombay high court	Civil	Wp no. 2556 /2014 date of filing 19.07.2014	2014	I.a. 2915/2022 in writ petition no. 2686/2015 and writ petition no. 2556/2014
3	Bombay high court	Civil	Wp no. 2686 /2014 date of filing is 02.08.2014	2014	I.a. 2915/2022 in writ petition no. 2686/2015 and writ petition no. 2556/2014

3. That the time period within which the project shall be completed by Promoter from the date of registration shall be 31<sup>st</sup> December 2027;

4. (a) For new projects :

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 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 shall be withdrawn in accordance with Rule 5

6. That 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

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

10. That the Promoter shall not discriminate against any allottee at the time of allotment.

*M. Surji Gala*

Mahendra Surji Gala  
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 Mumbai on this 8 day of September 2023.



- 8 SEP 2023

**BEFORE ME**  
*N. K. DUBEY*  
**N. K. DUBEY**  
B.A., L.L.B  
**NOTARY**  
Maharashtra  
Govt. of India

*M. Surji Gala*

Mahendra Surji Gala  
Deponent

- 8 SEP 2023