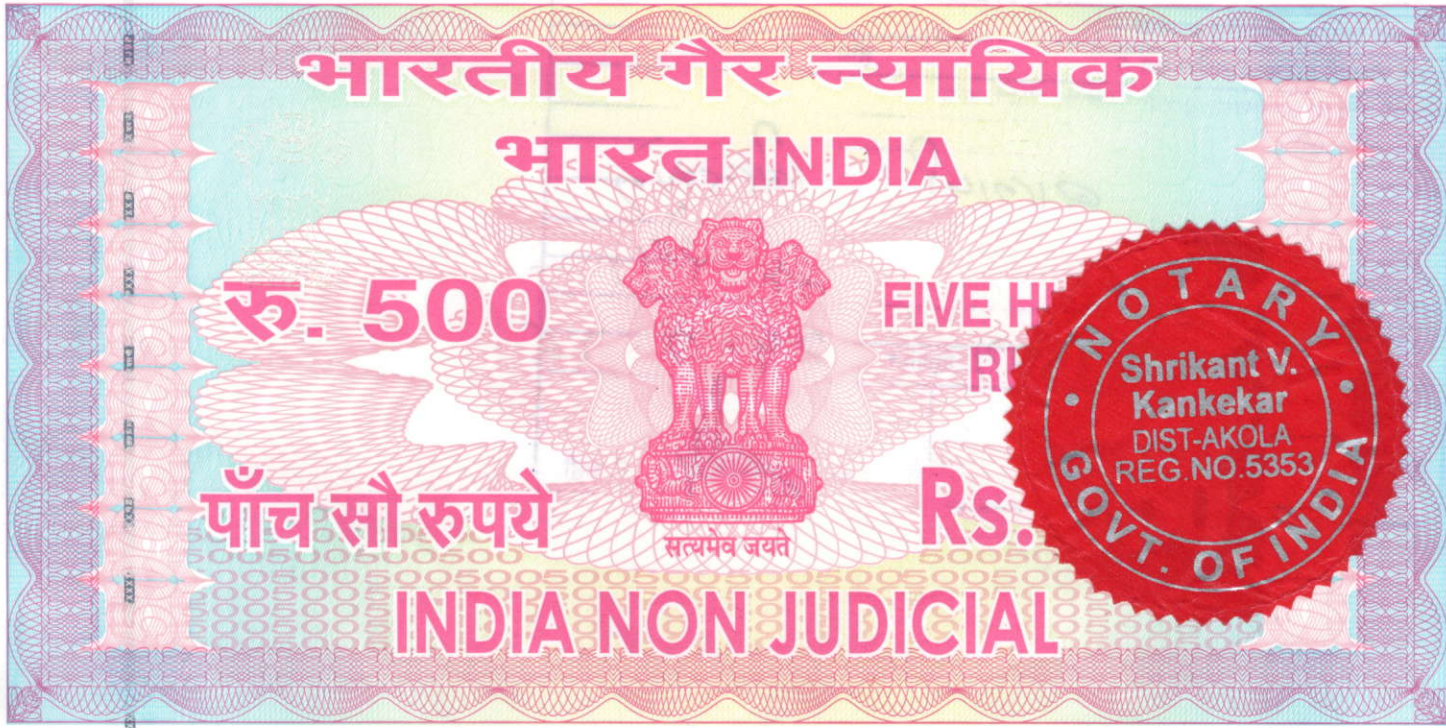
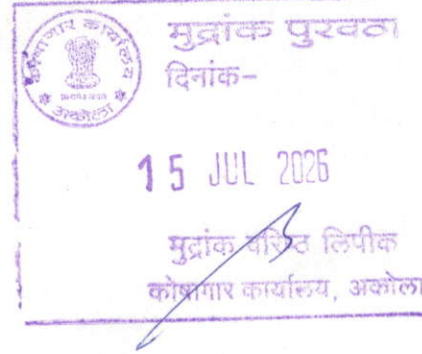




महाराष्ट्र MAHARASHTRA

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EB 900684



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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Naresh Bikulal Agrawal, partner of M/s Balaji Buildcon, being the promoter of the project Dwarka at Field Survey No. 34/1, Nazul Sheet No. 81, Nazul Plot no. 8/1/1, Final Plot No. 1 total admeasuring 770.00 sq. mtrs. situated at Mouje Umri-Akola, duly authorized.

I, Naresh Bikulal Agrawal duly authorized by the promoter of the project Dwarka at Field Survey No. 34/1, Nazul Sheet No. 81, Nzaul Plot no. 8/1/1, Final Plot No. 1 total admeasuring 770.00 sq. mtrs. situated at Mouje Umri-Akola, do hereby solemnly declare, undertake and state as under:

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

AND



जोडपत्र - २

दस्ताचा प्रकार/अनुच्छेद क्रमांक -

दस्त जोडणी करणार आहेत का ? होय/नाही

नॉदणी होणार असल्यास कोणत्या अधिकाऱ्याकडून ?

मिळविलेली मर्यादा

मोबिलीकरण

मुद्रांक दिवस

सुधार ब. खडे, मुद्रांक विक्रेता, अकोला
ला.क्र. ३५/२००१

बालाजी बिन्सकोन
२६/११ -
१/२००१ दिनांक २५.१०.२०

सी खडी



FORM 2
Spec. Part 2 (a)

ASSURANCE CUM DECLARATION

I, the undersigned, being a duly authorized officer of the Government of Maharashtra, do hereby certify that the land on which the development of the project is proposed is situated at Plot No. 81/1, Final Plot No. 1, total measuring 7500 sq. meters situated at Mouda, Akola.

I, the undersigned, being a duly authorized officer of the Government of Maharashtra, do hereby certify that the land on which the development of the project is proposed is situated at Plot No. 81/1, Final Plot No. 1, total measuring 7500 sq. meters situated at Mouda, Akola.



I 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 is free from all encumbrances.
3. That the time period within which the project shall be completed by me from the date of registration of the project is **31/03/2027**.
4. That seventy per cent of the amounts realised by me 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 I 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 shall take all the pending approvals on time, from the competent authorities.
8. That I 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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



Verification

**Attested
Before me**

[Signature]
Deponent

*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 Akola on this 3rd day of August 2026.

Before me

**Attested
Before me**

[Signature]
Deponent

[Signature]
Shrikant V. Kankekar
NOTARY
GOVT. OF INDIA
V.H.B. Colony, AKOLA

31/7/26