

Noted & Registered
at Serial Number 3023/2024

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

MAHARASHTRA

2023

CG 540968

सं. 5034 तारीख 17-10-2024

श्री बाळाजी शंकराजी प्रितेश मोदी

स. स्वामगाव कशावरीत करारनामा

मही

श्री बाळाजी शंकराजी प्रितेश मोदी
सहकार निदेश, स्वामगाव

Lic No. 8/KHM/1982-66/97
FORM No. 6305010

[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 Pritesh Manoj Modi Partner in Shri Balaji Infra, the Promoter of the
proposed project "Rama Elite" Vide its authorization dated 14/10/2024.

I Pritesh Manoj Modi Partner in Shri Balaji Infra, the Promoter of the proposed project do hereby
solemnly declare, undertake and state as under:

1. The promoter has a legal title report to the land on which the development of the project is proposed
OR

Has/Have a legal title report to the land on which the development of the 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 the development of the real estate project is enclosed herewith.

SUB TREASURY OFFICE
KHAMGAON
Date of Issue.....



17 OCT 2024

2. That the project land is free from all encumbrances.

OR

That details of encumbrances as per as per EC 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 is 30/09/2026

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 realized hereinafter by me/promoter for 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 realized hereinafter by me/promoter for 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 the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / 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 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.

Affidavit

Solely affirmed dt. 17 / 10 / 2024

by P. M. Modi

Who is personally known to me
whose signature have to appended
who is identified before me by

Self

For,

Shri Balaji Infra

[Signature]

Pritesh Manoj Modi

Partner

17 OCT 2024

BEFORE ME

[Signature]

A.A.TAPRE
NOTARY GOVT. OF INDIA
BULDANA DIST.

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 Khamgaon on 14th day of October, 2024



For,
Shri Balaji Infra



Pritesh Manoj Modi
Partner