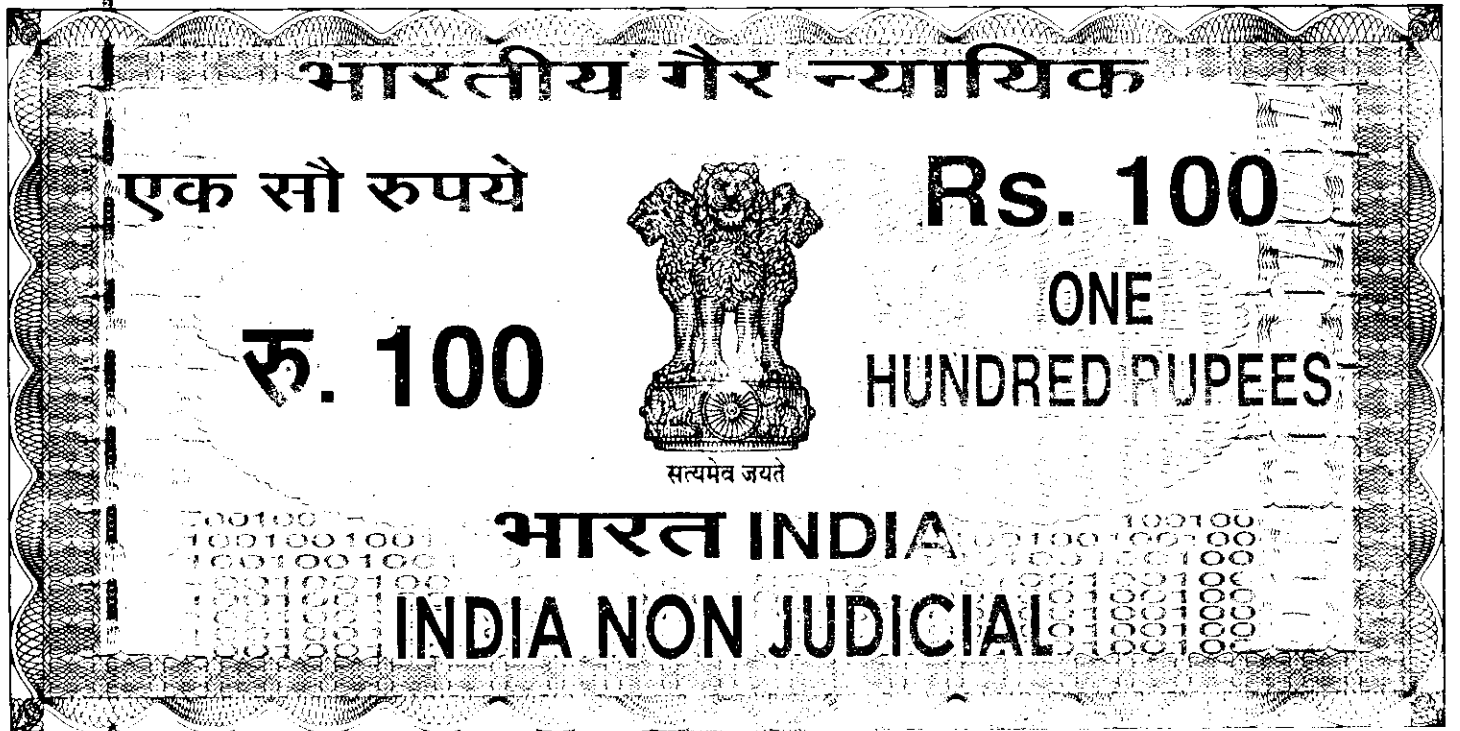
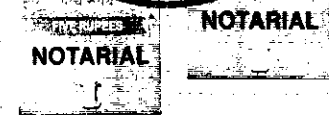
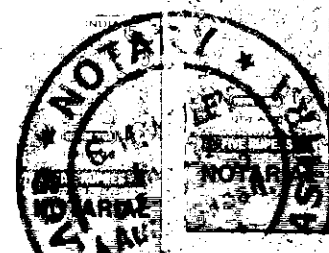




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कोणाकरीता. 20/11/2021 कोणाकरीता. 20/11/2021
हस्ता. [Signature]
मुद्रांक विक्रेता
सतीश आर. शिर्नकर
उस्मानपुरा, औरंगाबाद. फोन: 2349688
परवाना क्रं. 3101069

Noted and Registered
at Serial No. 1311/2021
01.12.21

Affidavit Cum Declaration



[Signature]



1

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FORM B

[See rule (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 Mrs. Madhusagar Maruti Rathod & Mr. Maruti Dagdu Rathod both aged major Occu. : Business R/o Pune & we, the above persons do hereby solemnly declare, undertake and state as under;

1. Mrs. Madhusagar Maruti Rathod & Mr. Sachin Shriram Dhande Proprietor of M/s. Balaji Constructions have a legal title Report to the land on which the development of the Proposed Project is to be carried out

AND

A legally 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 project Balaji Residency is already completed and the Aurangabad Municipal Corporation has already issued Occupancy Certificate on 13.02.2020. I have declared the proposed date of completion because it is mandatory to fill some date at the time of submission of RERA hence I have given the date of completion is **31.03.2021** by me/ promoter from the date of registration of project;

4. (a) For new Projects That seventy percent of the amount realized by me/ promoter for the real estate projects 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 land cost and shall be used for that purpose (Not Applicable)

- (b) For Ongoing Projection the date of commencement of the Act

- (i) That seventy percent of the amount to be realized 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 land cost shall be used for that purpose.

OR

- (iii) 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 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 amount from the separate account shall be withdrawn in accordance with rule 5.

6. That I /the promoter shall get the accounts audited within ix months after the end of every financial year by 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 amount 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 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 of the time of allotment of any apartment, Plot or Building, as the case may be

Deponent



Sachin Shriram Dhande
Proprietor of M/s. Balaji Constructions

Verification

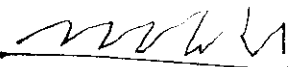
The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there from

Verified by me/us at Aurangabad on this 12 14 day of May 2021

Deponent



Mrs. Madhusagar Maruti Rathod



Mr. Maruti Dagdu Rathod

(Presented through G.P.A.
Ms. Sachin S. Dhande)



BEFORE ME

G. H. MULEY
Notary Govt. Of Maharashtra
Aurangabad

G. H. MULEY
Advocate & Notary
28, Sakinaka, Aurangabad
Aurangabad