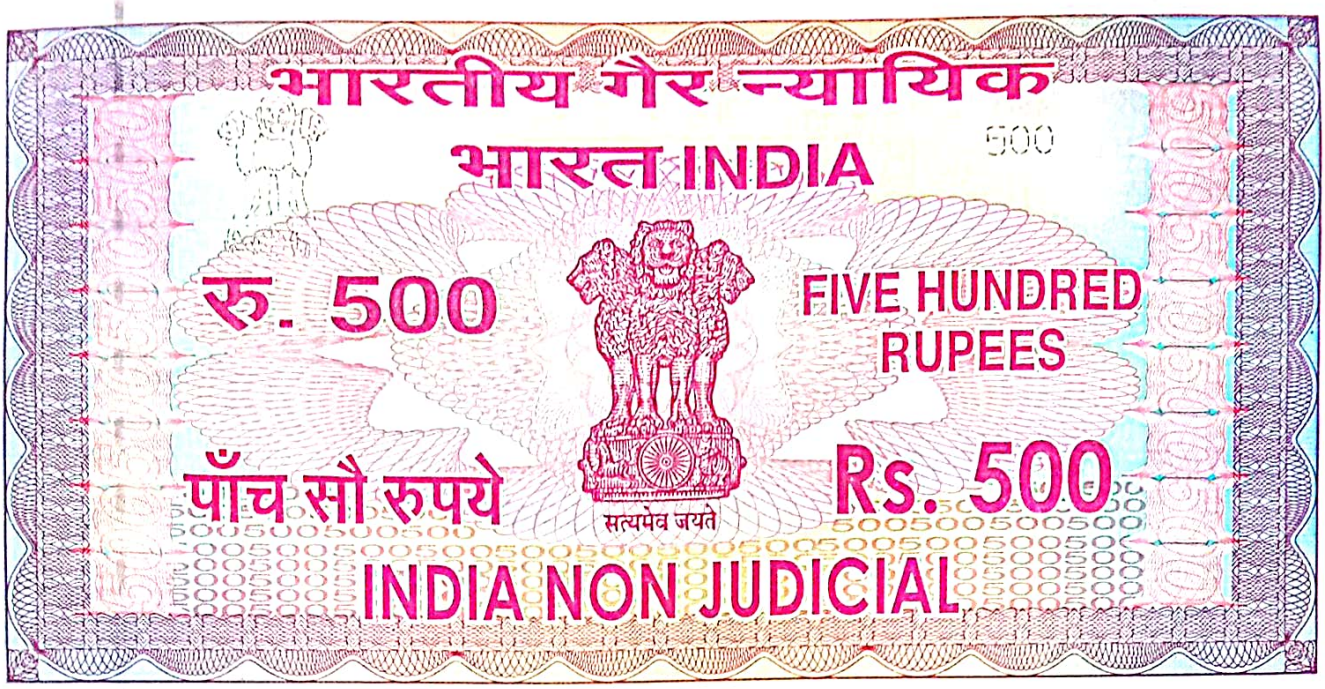



महाराष्ट्र MAHARASHTRA ◐ 2024 ◐

DD 519108
TREASURY OFFICE NASIK
28 MAR 2025
STPHC ATO

NOTARY ADV. SANDIP S. BADGUJAR Nashik District Maharashtra REG. No. 14167/2025 Valid upto - 22/01/2030 NOTARIAL GOVERNMENT OF INDIA

**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 **Mr. Indrajeet Nanasaheb Chavan, Partner in Shree Balaji Developers** the promoter of the proposed project **"The Hub-B Wing"** located at Plot No 53 S No 733/2A/5/11 Final Plot 487 TPS II Nashik Shivar, Nashik vide its/his/their authorization dated 12/04/2025.

जोडपत्र क्र.2

| | |
|---|---|
| दस्ताचा प्रकार / अनुच्छेद | प्रतिज्ञापत्र |
| दस्त नोंदणी करणार आहात का? | |
| नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचेनाव | |
| मिळकतीचे वर्णन | |
| मोबदला | |
| मुद्रांक विकत घेणाराचे नाव | श्री कालानी डेव्हलपर्स<br>तर्फे भागीदार [illegible]<br>सह भागीदार |
| दुसऱ्या पक्षकाराचे नाव | [illegible]<br>भागीदार |
| हस्ते असल्यास त्याचा नाव व पत्ता | [illegible]<br>भागीदार |
| मुद्रांक शुल्क रक्कम | ५०० |
| मुद्रांक विक्री नोंद वही क्रमांक वदिनांक | ९०९ - ०५/०३/२०२५ |
| मुद्रांक विकत घेणाराची सही | [illegible] |
| परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता | संजय मुरलीधर [illegible] मुद्रांक विक्रेता<br>(परवाना क्र.83/2001) गुरुकृपा,शिवाजी रोड,<br>सी बी एस, नाशिक |

NOTARY
ADV. SANDIP
S. BA[illegible]IJAR
Nas[illegible]ict
Mar[illegible]
PEG[illegible]25
[illegible]030
GOVERNMENT OF INDIA

I, **Mr. Indrajeet Nanasaheb Chavan, Partner in Shree Balaji Developers** the promoter of the proposed project does 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

OR

**Mr. Raghunath Tatyaji Shinde** have/has a legal title Report to the land on which the development of the proposed 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 development of the real estate project is enclosed herewith.

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

*OR*

Those details of encumbrances 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 **13/06/2023**

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

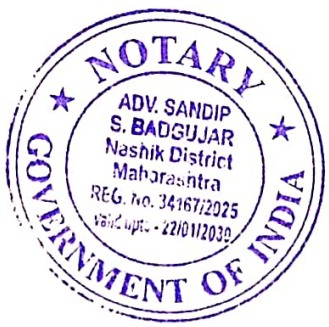
(b) For ongoing project on the date of commencement of the Act (i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost 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 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 / 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.

**For, Shree Balaji Developers**

SHREE BALAJI DEVELOPERS

PARTNER

**Mr. Indrajeet Nanasaheb Chavan**
Deponent/Partner

NOTARY
ADV. SANDIP S. BADGUJAR
Nashik District
Maharashtra
REG. No. 34167/2025
Valid upto - 22/01/2030
GOVERNMENT OF INDIA

**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 Nashik on 15th April 2025.



**For, Shree Balaji Developers**

SHREE BALAJI DEVELOPERS

PARTNER

**Mr. Indrajeet Nanasaheb Chavan**
Deponent/Partner

NOTARY
ADV. SANDIP S. BADGUJAR
GOVERNMENT OF INDIA

BEFORE ME

SANDIP SUPADU BADGUJAR
ADVOCATE & NOTARY, (GOVT. OF INDIA)
OFFI.: BJ 8, THAKKAR BAZZAR COMPLEX NEW C.B.S.,
NASHIK - 2

NOTARY
NOTED & REGISTERED
at Serial No. 84 /2025
Date 15/04/2025
THIS DOCUMENT
Contains Pages 4