

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ 42AA 144714







उप कोषागार अधिकारी
कल्याण

24 MAR 2023

FORM "B"

[See Rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **1) Mr. Kiran Ratan Teli, 2) Mr. Ajay Shankar Teli, 3) Mr. Prakash Mangilal Jain, 4) Mr. Mukesh Babulal Dinodiya** of Partnership Firm **M/s. BALAJI ENTERPRISES** of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **30/12/2021.**

1) Mr. Kiran Ratan Teli, 2) Mr. Ajay Shankar Teli, 3) Mr. Prakash Mangilal Jain, 4) Mr. Mukesh Babulal Dinodiya partner of Partnership Firm **M/s. Balaji Enterprises** project duly authorized by the promoter of the and project do hereby solemnly declare, undertake and state as under

1) That I/promoter have/has a legal title Report to the land on which the development of The project is proposed "KAUSHALYA HEIGHTS"

OR

Have/has a legal title Report to the land on which the development of the propound 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

That details of encumbrances NIl. including does 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 31/03/2025

4) (a) For new projects:

That seventy per cent of the amounts realized 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 back 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 melpromoter for the reak 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 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, since the estimated receivable of the project is less that the estimated cost of completion of the project.

5) That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6) That 1/the promoter shall get the accounts audited within six mods after the end of every financial year by a practicing Chartered Accountant, and thall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant and it 4 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 Tunder 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.

Verification

The contents of my above Affidavit cum Declaration are true and correct an material has been concealed by me there from.

Verified by me at Bhiwandi on this .....day of .....

Deponent



1) Mr. Kiran Ratan Teli



2) Mr. Ajay Shankar Teli



3) Mr. Prakash Mangilal Jain



4) Mr. Mukesh Babulal Dinodiya

ATTESTED BY

DEEPAK B. DONGRE
B.L.S, LL.B
ADVOCATE & NOTARY
Government of India
Kalyan, Dist. Thane, Maharashtra
Reg. No. 15136

14 APR 2023