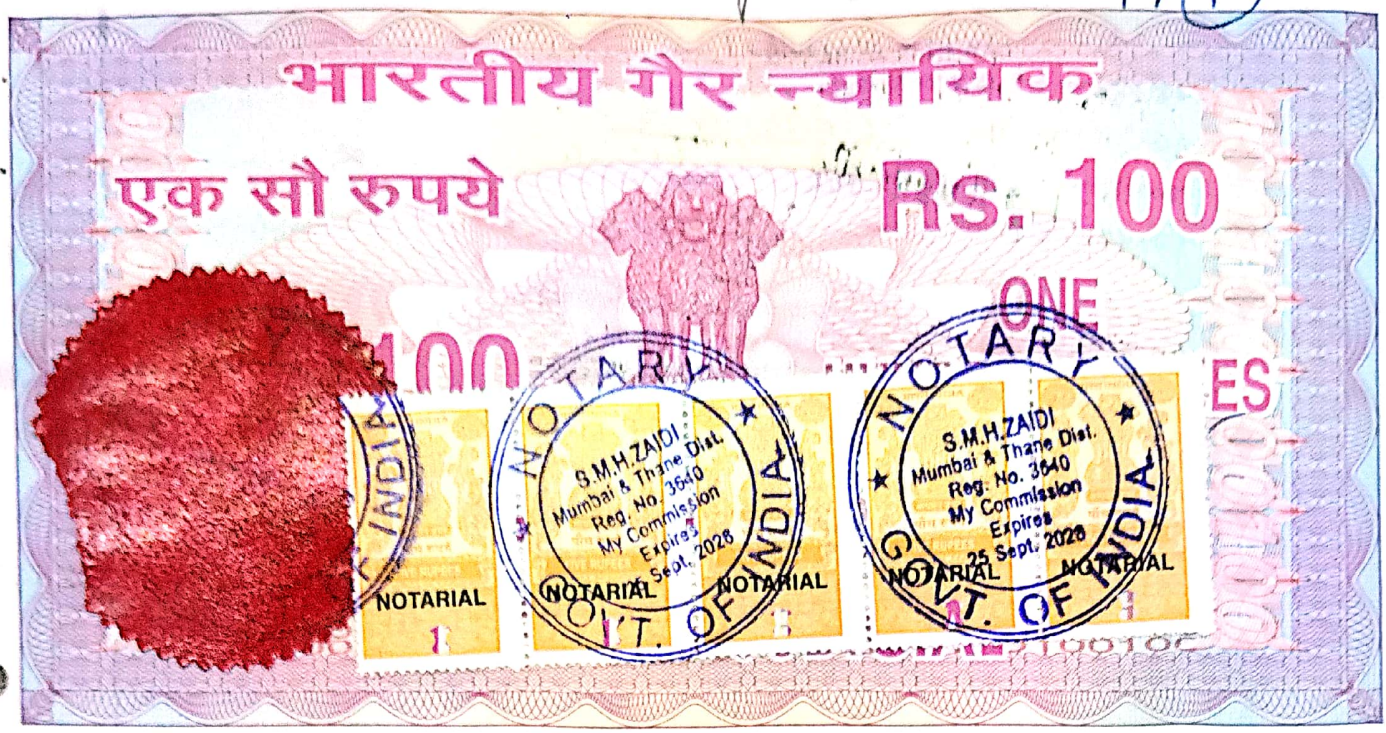
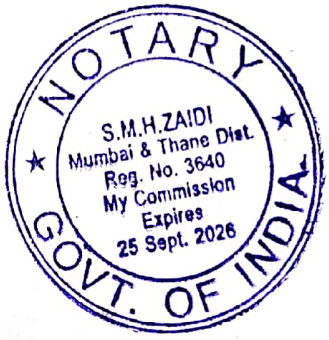
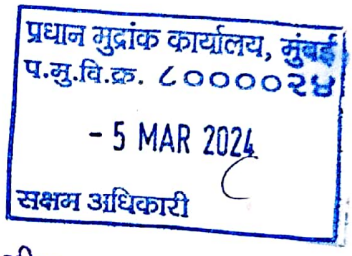


महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 01AB 294387





श्रीम.सुषमा चव्हाण

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 M/s. SHREE BALAJI INFRA promoter of the proposed project / dulyauthorized by the promoter of the proposed projectBALAJI HEIGHTS, vide its/his/their authorization dated

जोडपत्र-१ Annexure - I

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विक्री घेणाऱ्याचे नाव Ganesh Mali Dombivali

मुद्रांक विक्री घेणाऱ्याचे परवाना क्रमांक 278 दिनांक

20 MAR 2024

मुद्रांक विक्रिसाठी जोड यादी अनु. क्रमांक

मुद्रांक विक्रीसाठी यादी

पडताळणीसाठी मुद्रांक विक्रिसाठी यादी

पत्याना क्रमांक : ८०००२४

डी. डी. पाटणकर

मुद्रांक विक्रीचे ठिकाण/पत्ता : दि बॉम्बे पेट्रोलियम मेजिस्ट्रेटस कोर्टस् बार असोसिएशन एक्स्प्लेनेड कोर्ट, जगन्नाथशिवजी मार्ग, मुंबई - ४०० ००१.

दस्तावेज कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यासाठी

20 MAR 2024

कामाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२०१० नुसार)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांचा त्याचे कारणासाठी मुद्रांक खरेदीपासून ६ महिन्यात वापरणे बंधनकारक आहे.

NOTA
S.M.H.Z
Mumbai & Th
Reg. No
My Com
Ex
25 Se
GOVT.

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I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title Repor t to the land on which the development of the project is proposed

OR

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

That details of encumbrances _ 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 ;31/05/ 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 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 the land cost and shall be used only for that purpose.

OR

(ii) 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 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 of the project.

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

6. That I/ the promoter shall get the accounts audited within six months after the end of

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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.

For SHREE BALAJI INFRA

PROMOTER

BEFORE ME

S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist.

27 MAR 2024

NOTED & REGISTERED
Sr. No. 812 Page No. 24
Book No. 22 Date .....

27 MAR 2024