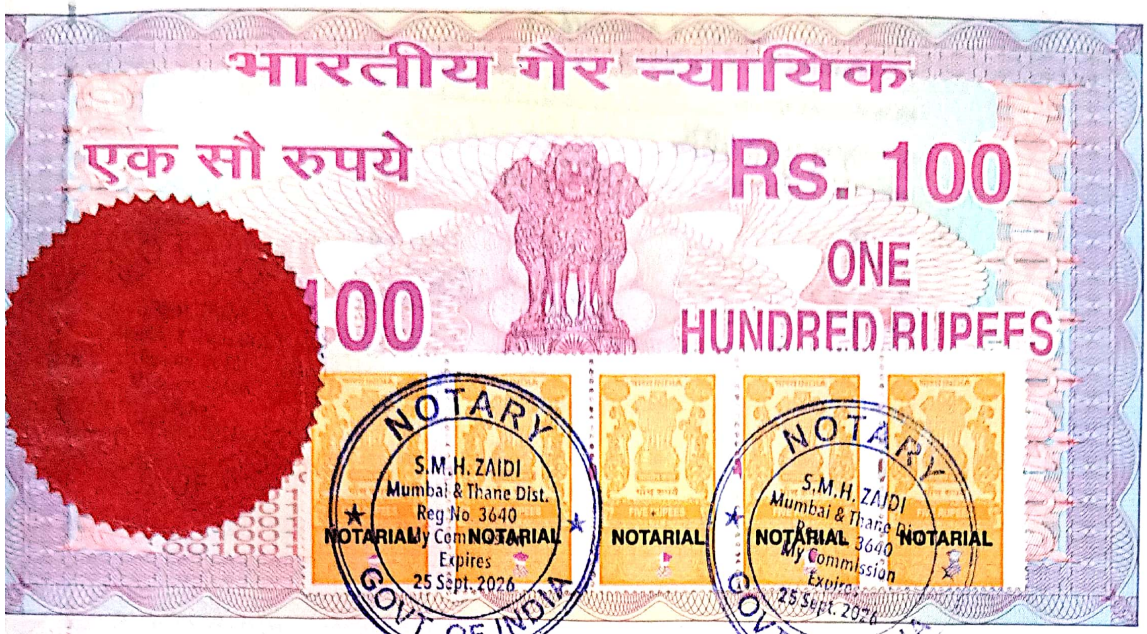


महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 01AB 294385

NOTARY S.M.H. ZAIDI Mumbai & Thane Dist. Reg.No. 3640 My Commission Expires 25 Sept. 2026 GOVT. OF INDIA

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८०००२४
- 5 MAR 2024
सक्षम अधिकारी

श्रीम.सुषमा चव्हाण

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THEPROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **MR. LINGAYA SAILU PACHIMATAL** , through itsconstituted Attorney **SHREE BALAJI INFRA**of the proposed project / dulyauthorized by the promoter of the proposed project, vide its/his/their authorization dated

Lingaya

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 That the amounts from the separate account shall be withdrawn in accordance withRule 5

Lingaya

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जोडपत्र-१ Annexure - I

फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव Vijaya S. Pachmatal

मुद्रांक विक्रेत्याचे नाव Dodhiwala

मुद्रांक विक्रेत्याची नोंद वही अनु. क्रमांक 276 दिनांक 20 MAR 2024

मुद्रांक विकत घेणाऱ्याची सही पक्षकाराचा मुद्रांक विक्रेत्याची सही

परवाना क्रमांक : ८०००२४ दि. ही. [illegible] कर

मुद्रांक विकले ठिकाण/पत्ता : दि बॉम्बे मर्केंटाईल को-ऑपरेटिव्ह बँक लि. चार असोसिएशन एक्स्प्लेनेड कोर्ट, महापालिका मार्ग, मुंबई - ४०० ००१. 20 MAR 2024

सदर मुद्रांक कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) नुसार

न्यायालयीन कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांना त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून सहा महिन्यात वापरणे बंधनकारक आहे.

I,**MR. LINGAYA SAILU PACHIMATAL**, through its constituted Attorney SHREE BALAJI INFRA of the proposed project / duly authorized by the promoter ofthe proposed project do hereby solemnly declare, undertake and state as under:

1. That constituted Attorney to owner have/has a legal title Report to the land on which thedevelopment of the project is proposed

OR

Have/has a legal title Report to the land on which the developmentof the proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticatedcopy of the agreement between such owner and promoter for development ofthe real estate project is enclosed herewith.

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

OR

That detail of encumbrances _ including dues and litigation, detailsof any rights, title, interest or name of any party in or over such land, along withdetails.

3. That the time period within which the project shall be completed by constituted Attorney to owner from the date of registration31/05/2026

4. (a) For new projects :

That seventy per cent of the amounts realised by constituted Attorney to owner for the real estateproject from the allottees, from time to time, shall be deposited in a separateaccount to be maintained in a scheduled bank to cover the cost of construction andthe 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 constituted Attorney to owner for the real estate project from the allottees, from time to time, shall be depositedin a separate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for that purpose.

OR

(ii) That entire of the amounts to be realised hereinafter by constituted Attorney to owner for thereal estate project from the allottees, from time to time, shall be deposited in aseparate account to be maintained in a scheduled bank to cover the cost ofconstruction and the land cost and shall be used only for that purpose, since theestimated receivable of the project is less than the estimated cost of completion of theproject.

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

Lingay

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6. That constituted Attorney to owner shall get the accounts audited within six months after the end ofevery financial year by a practicing Chartered Accountant, and shall produce astatement of accounts duly certified and signed by such practicing CharteredAccountant, and it shall be verified during the audit that the amounts collected for aparticular project have been utilised for the project and the withdrawal has been incompliance with the proportion to the percentage of completion of the project.

7. That constituted Attorney to owner shall take all the pending approvals on time, from the competentauthorities.

8. That constituted Attorney to owner shall inform the Authority regarding all the changes that haveoccurred in the information furnished under sub-section (2) of section 4 of the Act andunder rule 3 of these rules, within seven days of the said changes occurring.

9. That constituted Attorney to owner have / has furnished such other documents as have beenprescribed by the rules and regulations made under the Act.

10. That constituted Attorney to owner shall not discriminate against any allottee at the time of allotment.

Lingai

NOTARY S.M.H. ZAIDI Mumbai & Thane Dist. Reg.No. 3540 My Commission Expires 25 Sept. 2026 GOVT. OF INDIA

BEFORE ME

S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist.
20 MAR 2024

NOTED & REGISTERED
Sr. No. 2141 Page No. 126
Book No. 20 Date
20 MAR 2024

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