



महाराष्ट्र MAHARASHTRA

2023

67AA 827475



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 **Sushant V. Parmar**, Partner of **M/S BALI SPACES LLP** promoter of the proposed project known as **BALI SERENITY**, proposed redevelopment building on plot bearing CTS No. 638, 638/1 to 638/12 of Village Pahadi Goregaon West, Plot No. 163, at Jawahar Nagar, Road No. 2, Goregaon (W), in P/South Ward, Mumbai 400 104.

I, **Sushant V. Parmar**, Partner of **M/S BALI SPACES LLP**, promoter of the proposed project do hereby solemnly declare, undertake and state as under:



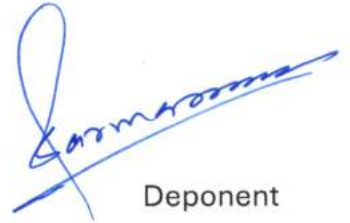
१ Annexure - 1	
फक्त प्रतिज्ञापत्री / Only For Affidavit	
मुद्रांक विकत घेणाऱ्याचे नाव :	Susant V. Parmar
मुद्रांक विकत घेणाऱ्याचे पत्ता :	655 CS
मुद्रांक विकत घेतलेली दिनांक :	25 SEP 2023
मुद्रांक अनुक्रमांक :	53
मुद्रांक विकत घेणाऱ्याचे सही :	(Signature) मुद्रांक विकत घेतलेली सही
मुद्रांक विकत घेण्याचे ठिकाण / पत्ता : इंडियन कॉन्सुलरकेट्स प्रायिवेट स्टेट प्रायिवेट लिमिटेड को परवाना क्र :- १०००००२६ ऑगोस्टिह संसाधनी लि.	
नगर ठिकाणी व सत्र न्यायालय, दिवशीली भुवई, दिवशीली बस ठेगेजवळ, जनरल अरुण कुमार गैंग मॉर्ग, कोरेगाव (१०००००२६) - ४०० ००३.	
ज्या कारणासाठी मुद्रांक घेतला आहे त्याची केली त्याची न्याय कायदाद्वारे मुद्रांक घेतला आहे त्यामुळे या मुद्रांकाने कोणत्याही प्रकारचा फायदा होऊ शकत नाही.	



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1. That I/Promoter have/has a legal title report 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.
 3. That the time period within which the project shall be completed by me/ promoter from the date of registration of project : 31st March, 2027.
 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 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 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.


Deponent

Verification

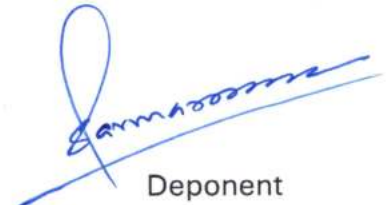
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this day of
11 OCT 2023



Before me


JAGRUTI H. SHAH
ADVOCATE & NOTARY
1/534, Raj Arcade, Mahavir Nagar,
Kandivali (W), Mumbai-67.
9833428409


Deponent



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11 OCT 2023