



महाराष्ट्र MAHARASHTRA

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74AA 147326



श्रीमती 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 SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD, through its constituted Attorney M/S BALI SPACES LLP of the proposed project.

I, SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD, through its constituted Attorney M/S BALI SPACES LLP of the proposed project by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

003399 जोडपत्र-9 / Annexure-1  
16 OCT 2023

वक्त प्रतिज्ञापत्रासाठी/Only for Affidavit

प्राक विक्री नोंदवही अनु. क्रमांक/दिनांक  
Pre-Sale Register Serial No/Date:

प्राक विकत घेणाऱ्याचे नांव व रहिवाशी पत्ता व सही  
Stamp Purchaser's Name/Place of  
Residence & Signature

श्री राजन गणपत शिंदे परवानाधारक मुद्रांक विक्रे

परवाना क्रमांक एल.एस.व्ही.-८०००००९

जी-२, हेमु क्लासिक इमारत, अल्का विहार हॉटेलच्या बाजूला

एल.आय.सी. कार्यालयाच्या मागे, एस.व्ही.रोड,

मालाड (पश्चिम), मुंबई-४०० ०६४.

न्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांची त्याच कारणासाठी

प्राक खरेदी केल्यापासून ६ महिन्यात सापरणे बंधनकारक आहे

Tel.: 28807359 / Mob.: 9820141066

Sushant V. Parmar



1. That constituted Attorney to owner 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.

OR

That detail 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 constituted Attorney to owner from the date of registration 31/03/2027

4. (a) For new projects :

That seventy per cent of the amounts realised by constituted Attorney to owner 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 constituted Attorney to owner 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 constituted Attorney to owner 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.

For BALI SPACES LLP

Partner

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That constituted Attorney to owner 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 constituted Attorney to owner shall take all the pending approvals on time, from the competent authorities.

8. That constituted Attorney to owner 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 constituted Attorney to owner have / has furnished such other documents as have been prescribed 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.

For BALI SPACES LLP

Partner

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 .....

18 OCT 2023

For BALI SPACES LLP

Partner

Deponent



Before me

JAGRUTI H. SHAH

ADVOCATE & NOTARY

1/534, Raj Arcade, Mahavir Nagar,  
Kandivali (W), Mumbai-67.

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18 OCT 2023

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