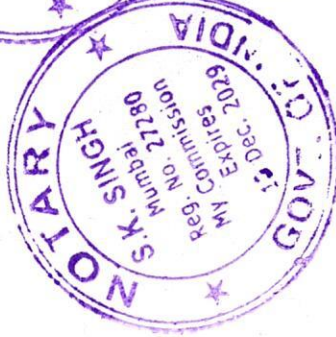




महाराष्ट्र MAHARASHTRA

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DE 974563



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 **BAF NA PROPERTIES LLP** promoter of the proposed project "**SIDDHGIRI**", Plot Area 576.93 sq.mt located (CTS No. 156A/10 Project Address **DR. BABA SAHEB AMBEDKAR ROAD, DADAR, MUMBAI- 400 014**) at duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I **BAF NA PROPERTIES LLP** promoter of the proposed project "**SIDDHGIRI**", Plot Area 576.93 sq.mt, (CTS No. 156A/10 Project Address



Satish Chandra

जाहपत्र-१ Annexure - 1
फक्त प्रतिज्ञापत्रासाठी Only for Affidavit

BAF NA Properties LLP
(LLPIN: ABB-1140)

2B, 2nd Floor, Bafna Mansion,
127, Kika Street, Gulalwadi,
Madhavbaug, Mumbai - 400004.
Maharashtra, India.

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद वही अनु. क्रमांक _____ दिनांक _____

परवानाधारक/मुद्रांक विक्रीत्याची सही

मुद्रांक विकत घेणाऱ्याची सही

परवाना क्रमांक : ८०००००३

मुद्रांक विक्रीचे ठिकाण/पत्ता : श्री. अशोक रघुनाथ कदम

२९०, शाहिद भगत सिंह रोड, २/१५, आनंद भुवन, फोर्ट, मुंबई - ०९.

शासकीय कार्यालयासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक

कागदाची आवश्यकता नाही. (शारान आदेश दि. ०९/०७/२००४) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

मुद्रांक खरेदी केल्यापसून धमकिन्यात वापरणे बंधनकारक आहे.

001598



14 FEB 2025

14 FEB 2025

Reg. No. 2/2009
My Commission
Expires
Dec. 2029





DR. BABA SAHEB AMBEDKAR ROAD, DADAR, MUMBAI- 400 014) 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 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 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 is **on or before 31 Dec 2028.**

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

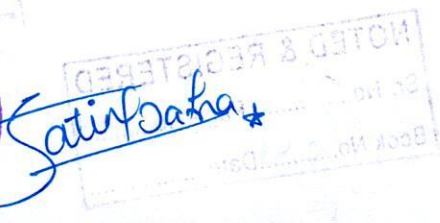
(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only 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 / 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.

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 5th day of **March 2025**.



Satish Babar *



Deponent

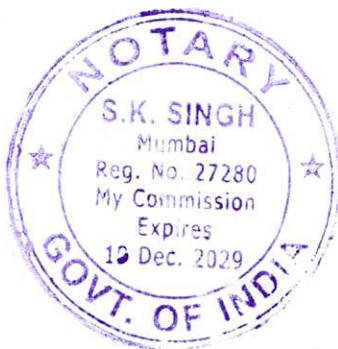
BEFORE ME

[Signature]
S.K. SINGH
NOTARY
Government of India
Mumbai

5 MAR 2025



5 MAR 2025





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Handwritten text, possibly a signature or address, in dark ink, appearing as a series of connected loops and strokes.