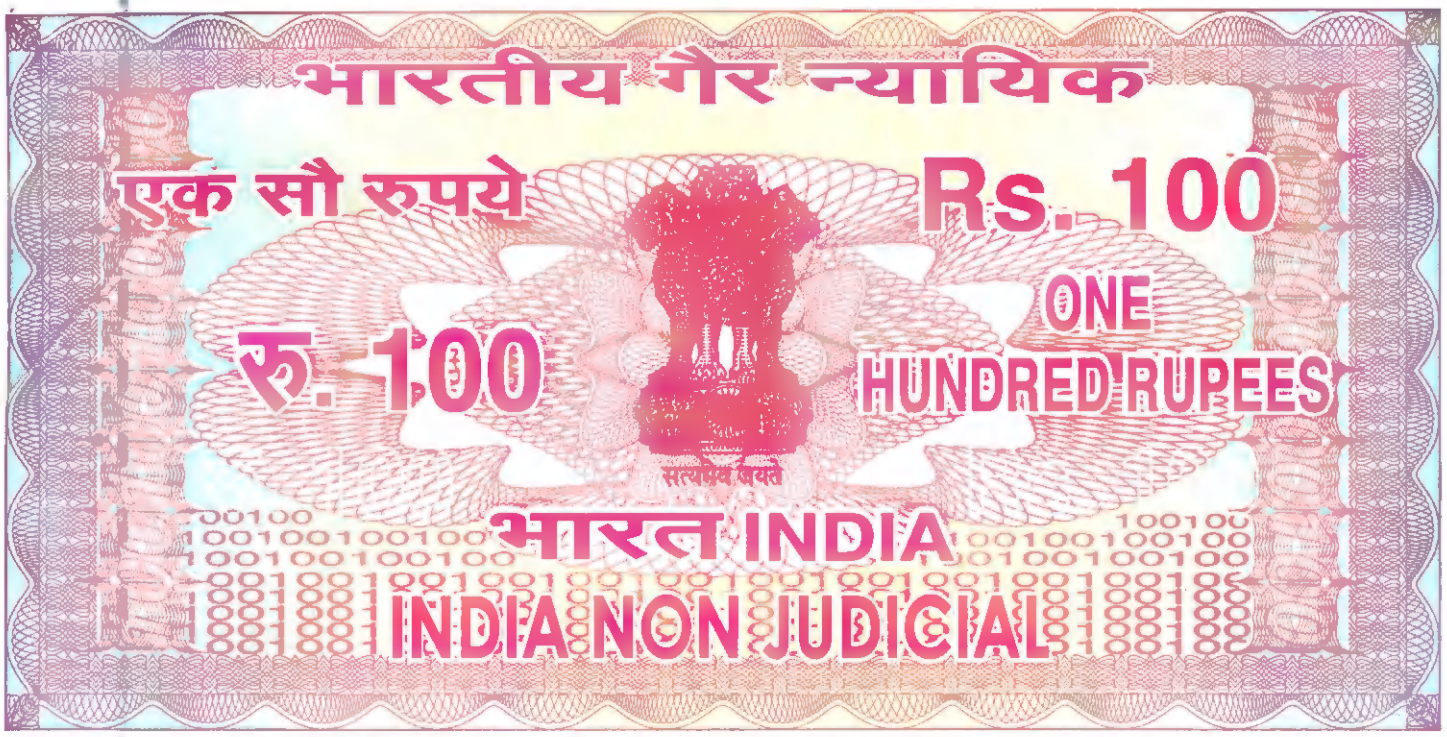


महाराष्ट्र MAHARASHTRA ◑ 2022 ◑ 12AA 267345

13 JAN 2023

मुद्रांक लिपिक / उप-लेखापाल
कोषागार कार्यालय, वर्धा.

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दस्त नोंदणी होणार आहे का ? होय / नाही
अनु. क्रमांक 09403 दिनांक 20/1/2023
मुद्रांक विकत घेणाऱ्याचे नांव व सही .....
हस्ते असल्यास त्याचे नांव व पत्ता .....
सही
मुद्रांक विक्रेता : ग्रामदुत सेतु केंद्र तर्फे वैभव रा. चाफले
परवाना क्र. जुना 1/2004 नविन 4501009
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NOTARY
Adv N.V.HOOD
WARDHA DISTRICT
Reg. No. 3[illegible]
Expiry Dt. 28.3.[illegible]
GOVT. OF MAHARASHTRA

20 JAN 2023

BEFORE NOTARY OFFICER
(N.V. HOOD), M.S. (15.) INDIA
(Notary Term Till 28-3-2026)

ADV.N.V.HOOD NOTARY (INDIA) Distt. Wardha (M.S.) State

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 **Shri Dhanraj S/o Ramkrushnrao Bhalerao (Promoter and Authorised Signatory)** of the proposed New project **"Balaji Park"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter;

BEFORE ME
(N.V. HOOD)
Notary, Wardha (M.S.)

Project Details: **"Balaji Park"** Situated at Plot No. 1 to 68 Filed Survey No. 67/1/B T.S. No.22 Mauza No.110 Mauza Mhasala Tah & District Wardha Pin Code: 442001

I, Shri Dhanraj S/o Ramkrushnrao Bhalerao (Promoter and Authorised Signatory) of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **30-06-2024**.

4. **(a)For New projects:-**
   That seventy per cent of the amounts realised by me 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.
   That seventy per cent of the amounts to be realised hereinafter by 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

6. That, 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.

BEFORE ME

(N. V. HOOD)
Notary, Wardha (M.S.)

7. That, the promoter shall take all the pending approvals on time, from the competent authorities.

8. That, 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, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

I/We do Swear in the name of God/Solemnly affirm that this is my/our name and Signature and that Contents of this my/our affidavit are true and Correct.

Shri Dhanraj S/o Ramkrushnrao Bhalerao

(Promoter and Authorised Signatory)

(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 on this day of **20th January 2023**.



Shri Dhanraj S/o Ramkrushnrao Bhalerao

(Promoter and Authorised Signatory)

(Deponent)

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Adv. N. V. HOOD WARDHA DISTRICT REG. No. 318 MAHARASHTR

Notary Reg. No. 38
ATTESTED
(N. V. HOOD)
NOTARY
WARDHA (Mah. State)
INDIA, Reg. No. 318
(Document Pages 3)

20 JAN 2023