NOTARY
JAISHANKAR PATHAK
VASAI PALGHAR
MAHARASHTRA
REG. No. 47635
GOVT. OF INDIA

भारतीय गैर न्यायिक
भारत INDIA

Rs. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL - 3 APR 2025

महाराष्ट्र MAHARASHTRA © 2024 © CY 277027

Sub-Treasury Office
Vasai
07 APR 2025
Addl. Treasury Officer

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- 3 APR 2025

Reg. No. 2 Page No. 1
Serial No. 4
Dated 29/04/2025

AFFIDAVIT CUM-DECLARATION

I, **Dr. Shivshankar R. Kabade, Partner of Balaji Enterprises the proposed project Northern Villas, do herby solemnly declare, undertake and state as under:**

1. Dr. Shivshankar R. Kabade has the Legal title report to the land on which development of project carried out and a legally valid authentication of title of such land along with an authenticated copy of 7/12 and Myself (Promoter) for the 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 13/01/2028.

For M/s. BALAJI ENTERPRISES

Partners.

4. That, seventy percent of the amounts realized by me for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintain in a 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 That, the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That, I 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 chartered accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

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

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from.

Verify by me at Virar on this 24th day of April, 2025.

NOTARY
JAISHANKAR PATHAK
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MAHARASHTRA
Reg. No. 47635
GOVT. OF INDIA

Adv Anita W.Patil
BBA, LLB
High Court Mumbai

For M/s. BALAJI ENTERPRISES

Partners.

BEFORE ME

29 APR 2025

JAISHANKAR PATHAK
ADVOCATE & NOTARY GOVT. OF INDIA
Shop No. 4, Ground Floor, Gurukripa Nityanand-
Society, Kala Hanuman Road,
Near Satbaba Temple, Virar (E)-401305.
Tal. Vasai, Dist. Palghar.