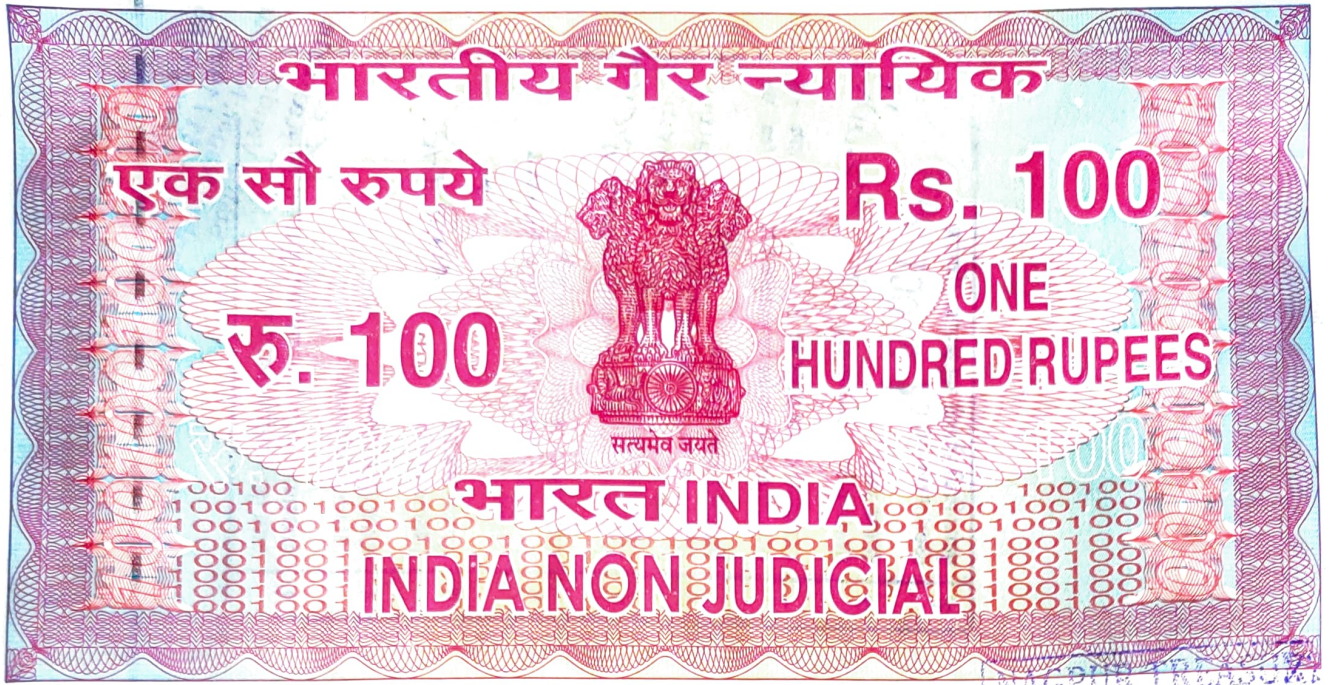




महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
49AA 077276
13 OCT 2023
Stamp Head Clerk / St. Clerk

NOTARIAL REG.
ENTRY NO. 27427
DATE 13/10/2023

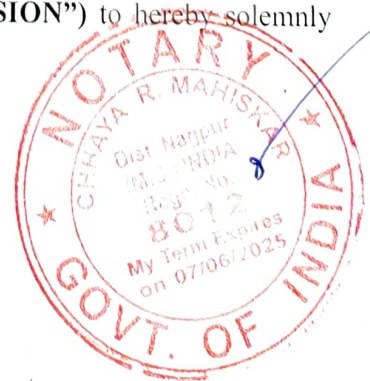
FORM - B

M/S. SHREE BALAJI BRICKS PRIVATE LIMITED, THROUGH ITS AUTHORIZED
ISTARI KESHAO CHAMATE
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AFFIDAVIT CUM DECLARATION

I, ISTARI KESHAO CHAMATE Authorized SHREE BALAJI BRICKS PRIVATE LIMITED; having their registered office WARD NO 1, C.S. SHEDAME, NANDEPARA ROAD, CO-OPERATIVE BANK COLONY, Wani (M Cl), Amravati, Yavatmal, the Promoter of the proposed Real Estate Project ("MRIDA MENSION") to hereby solemnly declare, undertake and state as under:



I, ISTARI KESHAO CHAMATE, Authorized SHREE BALAJI BRICKS PRIVATE LIMITED, are authorized to execute the present affidavit cum declaration vide authorization dated 13TH October 2023.

The entire project is known as "MRIDA MENSION". The said project is of single building for proposed 5 habitable floors over the covered parking, having a total of 9 units.

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out.

AND

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 ("MAHA RERA Rules") for preparations of the above mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 06/02/2017 issued by Adv.MANGALAMANCHAR.
3. That the time period within which the Real Estate Project shall be completed by the promoter is 30/09/2025 and the same is disclosed on the RERA Website.
4. That entire of the amounts to be realized hereinafter by the promoter for the said 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 amount from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said Rules")
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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
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 / has 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 allottees at the time allotment of any apartment, plot or building, as the case may be.

For and on behalf of,

G.K. Chamate

Authorized

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 Nagpur on 13/10/2023.

G.K. Chamate
Deponent

Worn before me on this 13th
day of Oct 2023 at Nagpur by
Shri/Smt. Ishar Chamate
R/o Nagpur who has been identified
by Shri/Smt. Self
Advocate Nagpur

Authorized



Chhaya R. Mahiskar
NOTARY
Govt. of India
Nagpur (M.S.) India
Chhaya Rajaram Mahiskar
(Advocate & Notary)
Plot No. 46, Shyam Nagar,
Bhagwan Nagar Road, Infront of
Bank of Maharashtra, Nagpur-440027

