भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2020

NOTARIAL REG.
ENTRY NO. 2928
DATE 12-3-2021

NAGPUR TREASURY
XA 674140
14 SEP 2020
Stamp Head Clerk / Sr. Clerk

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

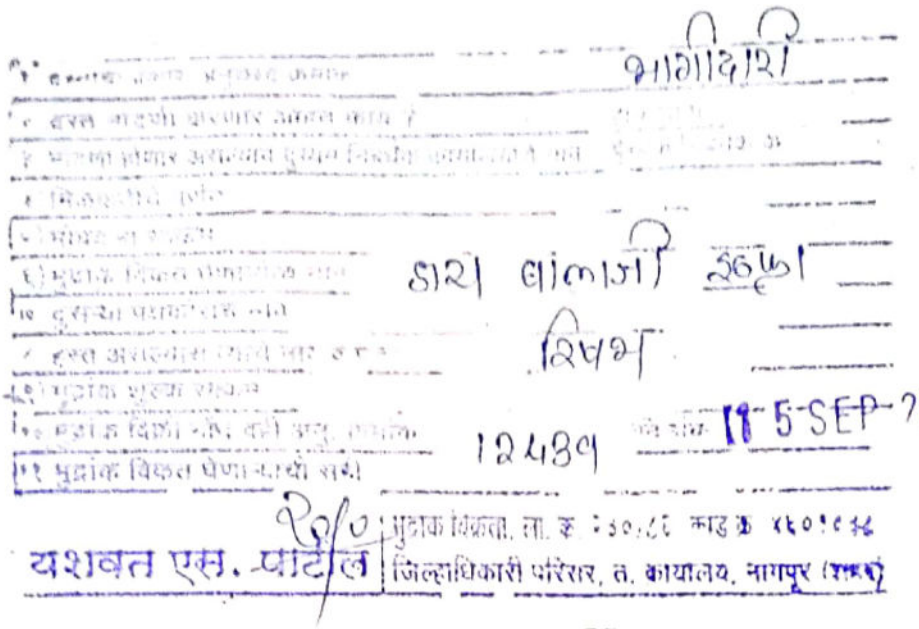
Affidavit cum Declaration of Mr./Ms. **JAI BALAJI INFRA Partner 1) Amol Laxmanrao Badhiye,** Aged 42 yrs. Occupation : Business, R/o. Plot No. 111, Niwara Housing Society, Mahesh Nagar, Nagpur. 440 013, **Partner 2) Rekha Rajesh Patel,** Aged 41 yrs. Occupation : Business, R/o. Plot No. 75, Laxmi Niwas, Bhandara Road, Near Patidar Bhavan, Lakadganj, Nagpur. 440 008, promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 10/03/2021

NOTARY Suresh Sadashiv Mehare Nagpur Maharashtra India Regn. No. 15840 My Term Expires 05-12-2024 GOVT. OF INDIA

I/We, **Jai Balaji Infra Partner 1) Amol Laxmanrao Badhiye, Partner 2) Rekha Rajesh Patel,** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We / promoter have / has a legal title Report to the land on which the development of the project is proposed

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OR

I/We **Jai Balaji Infra Partner 1) Amol Laxmanrao Badhiye, Partner 2) Rekha Rajesh Patel,** 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 of project as on **31/03/2023**.

4. (a) For new projects :

That seventy percent 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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That We / 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 We /the promoter shall take all the pending approvals on time, from the competent authorities.

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

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

JAI BALAJI INFRA

PARTNER
Deponent

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Nagpur on this 10th day of March 2021.

JAI BALAJI INFRA

PARTNER
Deponent

NOTARY
Suresh Sadashiv Meshram
REGN. NO 15840
GOVT. OF INDIA

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