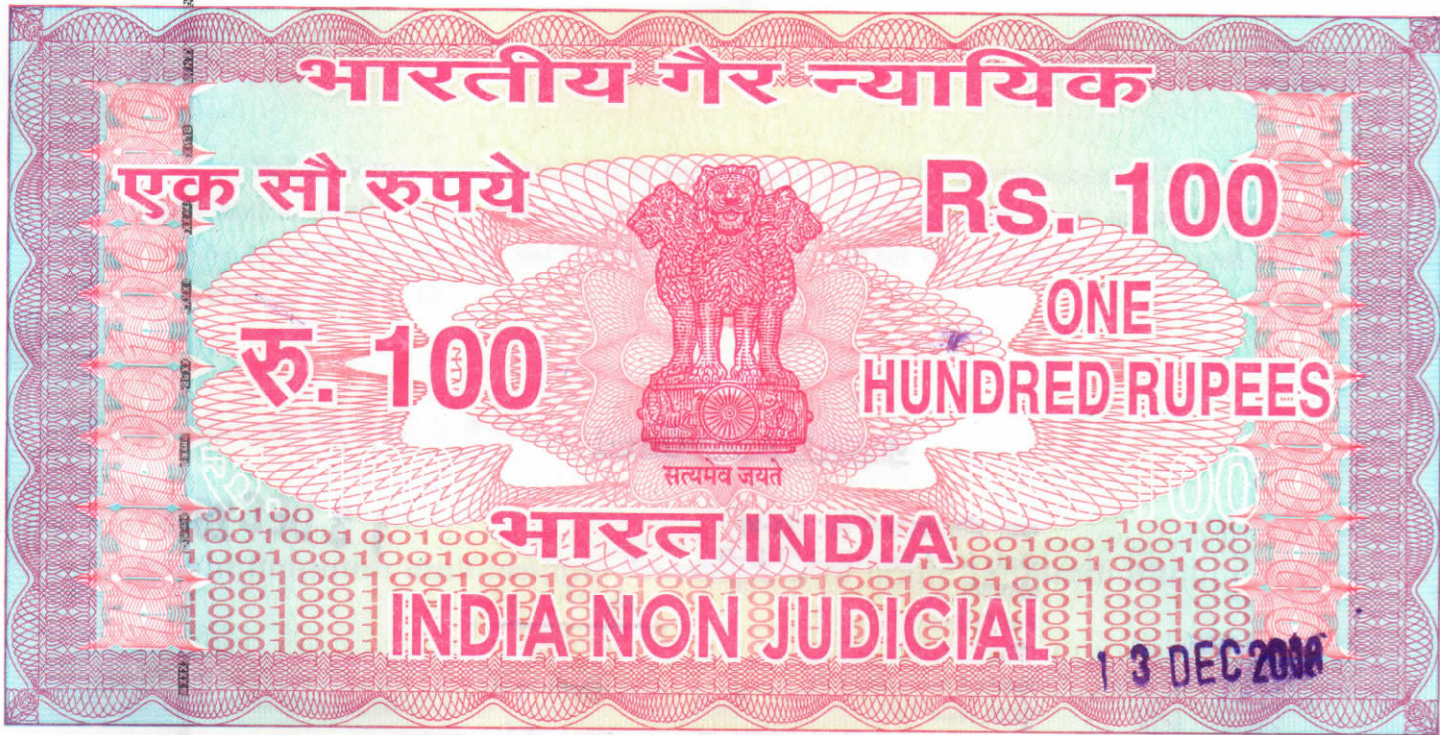




महाराष्ट्र MAHARASHTRA

2018

UH 843073



उपकोषगार कार्यालय, उल्हासबाजार
मुद्रांक पुरस्का दिनांक

12 DEC 2018

उपकोषगार कार्यालय, उल्हासबाजार
12/12/18

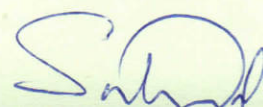
FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

I, Shri. Satej Sanjay Dalal, Age about 33 years. Occupation Business having residence At Plot no. 26, Prashant, Suryodaya Co-op Housing Society Ltd, Station Road, Ambarnath (East) 421501, authorised partner of M/s. Balaji Homes a partnership firm incorporated under the Indian Partnership Act 1932 (hereinafter referred to as "Promoter" do hereby solemnly declare, undertake and state as under :

1. That M/s Balaji Homes has a legal title to the land on which the development of the project is proposed 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.
3. That the Promoters shall complete the project on or before 31st March 2022.
4. (a) For new projects :

That seventy per cent of the amounts realised by us/promoters 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That M/s. Balaji Homes, the promoters 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 M/s. Balaji Homes, the promoters shall take all the pending approvals on time, from the competent authorities.
8. That M/s. Balaji Homes, the promoters 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 M/s. Balaji Homes, the promoters have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That M/s. Balaji Homes, the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



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 Ambemath on this day 22 Dec of 2018.


Deponent