



महाराष्ट्र MAHARASHTRA

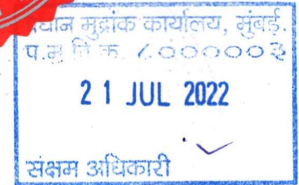


2022



AA 042147

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



Affidavit cum Declaration

श्री. दि. क. गवः

Affidavit cum Declaration of Mr. Dhirraj S Gada, Partner of Balaji Realty Developers, Promoter of the proposed 'Sejal Aquarius' project, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13th July 2021

I, Dhirraj S Gada, partner of Balaji Realty Developers, promoter of the proposed 'Sejal Aquarius' project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title Report 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.

जोडपत्र-१ Annexure - 1
केवल प्रतिज्ञापत्रासाठी Only for Affidavit (U/T)

मुद्रांक विकत घेणाऱ्याचे नाव

ALAJI REALTY DEVELOPERS

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता

173/174, 3rd Floor,

मुद्रांक विक्रीबाबतची नोंद दही अनु. क्रमांक

दिनांक

Sejal Encasa, S. V. Road,
Kandivali (West), Mumbai-67

मुद्रांक विकत घेणाऱ्याची सही

परसनाथा मुद्रांक विक्रीव्यापी सही

परसना क्रमांक : ८०००००३

मुद्रांक विक्रीचे नाव/पत्ता : श्री. अशोक रघुनाथ कदम

२६०, शक्ति भगत सिंह रोड, २/५५, आनंद भुवन, फोर्ट, मुंबई-४०० ००९.

शासकगृह कार्यालयसमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक
कागदाची आवश्यकता नाही. (शासन आदेश दि. ०९/०७/२००४) नुसार

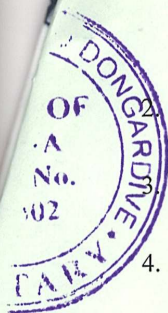
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी
केल्यापासून दगडिल्यात वापरणे बंधनकारक आहे.



3 AUG 2022

3 AUG 2022





That the project land is free from all encumbrances.

That the Project shall be completed by the promoter on or before 31st July 2026.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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

Verification

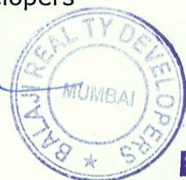
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Mumbai on this 16 SEP 2022 day of September 2022.

For Balaji Realty Developers

(Dhirraj S Gada)

Partner
Deponent



BEFORE ME

JAGDISH TRYAMBAKRAO DONGARIVE
ADVOCATE & NOTARY (GOVT OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Akurli Road, Kandivali (East),
Mumbai - 400101.



16 SEP 2022