



महाराष्ट्र MAHARASHTRA

० 2022 ०

2.3 MAY 2022

08AA 249546



ऑडिपत्र-1/ फक्त प्रतिज्ञापत्रासाठी
मुद्रांक विक्री नोंदवही अनुक्रमांक
मुद्रांक विक्री घेण्याच्या नाव
पत्ता व सही



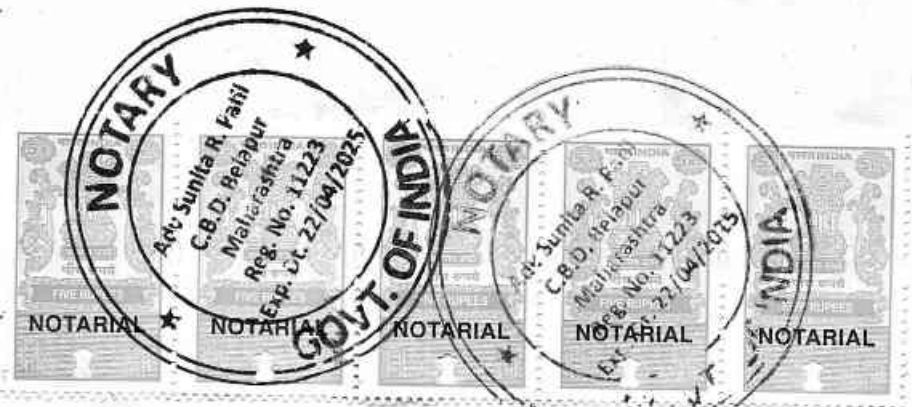
श्री. रविन्द्र विष्णू शिंदे
परवाना क्र. 13/2000, नारदेन प.क्र. 1201043
मुद्रांक विक्रीचे ठिकाण : सुनिता साहू, प्रभात सेंटर एनव
सॉट नं. 7, सेक्टर-13, पी.डी.डी. बेलापूर, नवी मुंबई, मो. 09324704124
या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 8 महिन्यात वापरणे बंधनकारक आहे

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

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Varsha Buildcon through its partner Shri Chunilal B Choudhary partner of the project duly authorized by the promoters of the project carrying out real estate project "BALAJI VISTA" situated on Plot no. 32, Sector 17, New Panvel West, Tal. Panvel, Dist.: Raigad.

Dated: 23/05/2022



I, Chunilal Budhaji Choudhary partner of the project duly authorized by the promoters of the project "BALAJI VISTA" situated on plot no. 32, Sector 17, New Panvel, Tal. Panvel, Dist.: Raigad. do hereby solemnly declare, undertake and state as under:

1. That Land owner / promoter 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.

2. That the project land is free from all encumbrances.

OR

Those 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; *up to May 2027*

4. (a) For new projects:

That seventy per cent of the amounts realized 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: NA

- (i) That seventy per cent of the amounts to be realized 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 realized 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.

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 has 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 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.

For VARSHA BUILDCON


PARTNER
Deponent

Verification

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

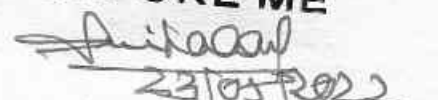
Verified by me aton this..... day of.....

For VARSHA BUILDCON


PARTNER
Deponent



BEFORE ME


23/05/2022
Adv. SUNITA RAM PATIL
M.Com., M.A., LL.M., G.D.C. & A
ADVOCATE HIGH COURT
Membership No. MAH/2006/2000
NOTARY (GOVT. OF INDIA)
Shop No. 26, Prabhat Centre,
C.B.D. Belapur, Sector 1A, Navi Mumbai-400617
MOB.: 9867688788
(SMS/WHATSAPP ONLY)

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