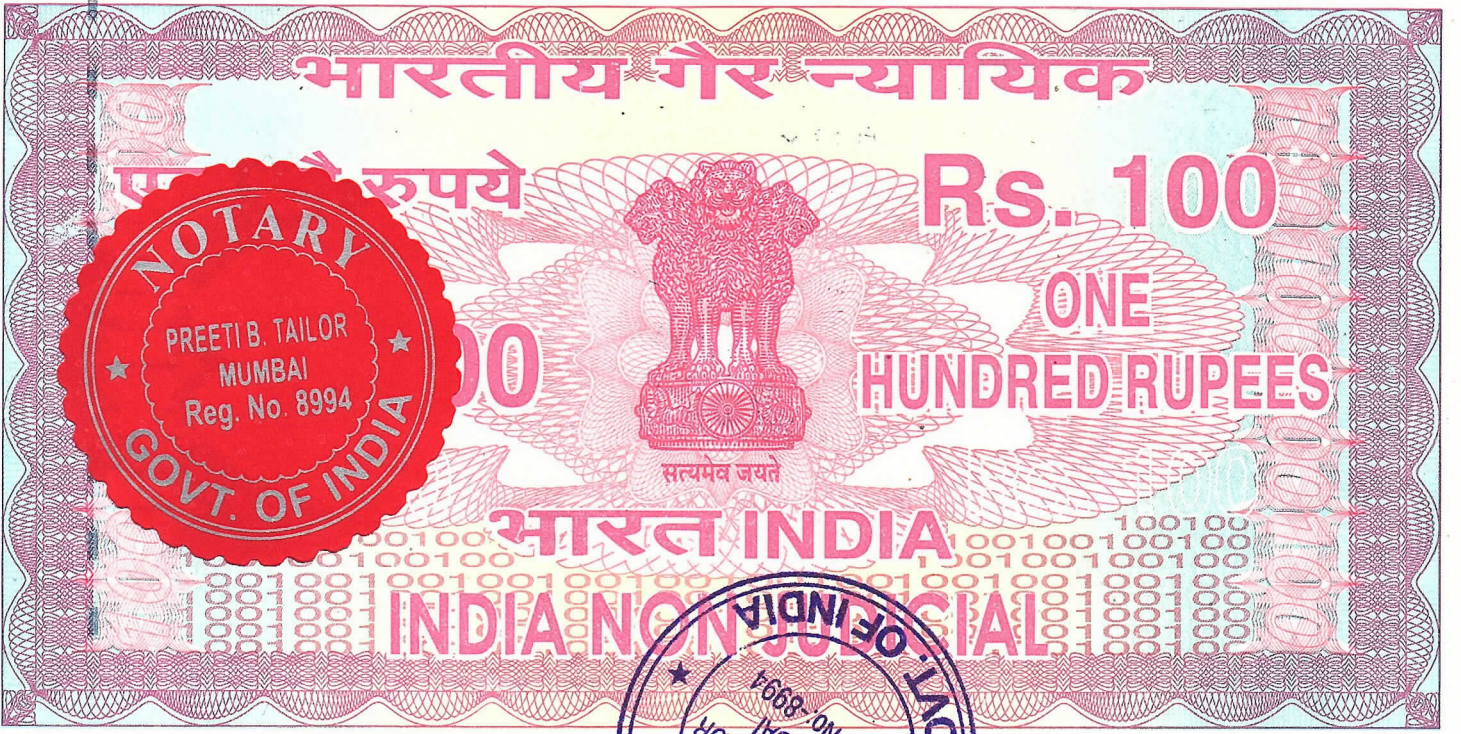




महाराष्ट्र MAHARASHTRA

50AA 163911



श्रीमती निमल पटवर्धन

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. Hussein Abdul Karim Balwa, duly authorized by the promoter of the proposed project, i.e. M/S AVALON RESIDENCY LLP.

I, Hussein Abdul Karim Balwa, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

Handwritten signature in blue ink.

जोडपत्र-2 Affidavite-1

फक्त प्रतिज्ञापनासाठी/Only for Affidavit

मुद्रांक विक्री नोंद वही अनु. क्रमांक/दिनांक
Sales Register Serial No/Date:

3980

24 MAY 2023

मुद्रांक विक्रीत घेणाऱ्याचे नांव व रहिवाशी पत्ता व सही
Stamp Purchaser's Name/Place of
Residence & Signature

श्री राजन गणपत शिंदे परवानाधारक मुद्रांक दिवे

परवाना क्रमांक एल.एस.सी.-८०००००७

जी-३, हेमु क्लासिक इमारत, अल्का विहार हॉटेलच्या बाजूला

एल.आय.सी. कार्यालयच्या मागे, एस.सी.रोड,

मालाड (पश्चिम), मुंबई-४०० ०६४.

त्या कारणासाठी ज्यांनी मुद्रांक देला त्यांची त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

Tel.: 28807359 / Mob.: 9820141066

AVALON RESIDENCY LLP
4th Floor, Techniplex - I, Techniplex Complex,
Off Veer Savarkar Flyover, Goregaon (West),
Mumbai - 400 104.



OR

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 31/05/2028

4. (a) For new projects :

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.

(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.

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

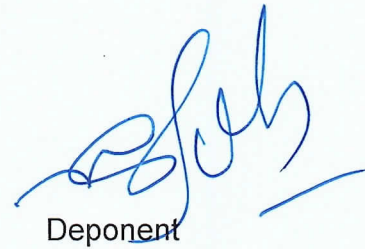
9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment.

Solemnly affirmed at Mumbai)

on this 21st June, 2023)

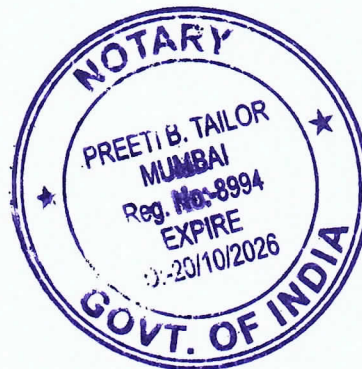
Mr. Hussein Abdul Karim Balwa)



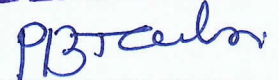
Deponent

Mr. Hussein Abdul Karim Balwa

BEFORE ME



BEFORE ME



PREETI B. TAILOR
ADVOCATE & NOTARY (GOVT. OF INDIA)
B-5, MILAN APTS., RAMCHANDRA LANE
MALAD (WEST), MUMBAI - 400 064.

21 JUN 2023

NOTED & REGISTERED
Tr. No. 1093 Page No. 90
Date: 21 JUN 2023