



महाराष्ट्र MAHARASHTRA

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अनु.क्र. दि. मु.स.रक्कम-१००/

दस्तावेज प्रकार ५.५०१

दस्त नोंदणी करणार आहेत का? होय / नाही

दिलवलीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव श्री बाबाजी देवराय

पत्ता सो. १ एलिव्ह २६ मोरनरी पुणे

दस्तावेज प्रकाराचे नांव

हस्तो व्यक्तिचे नांव व पत्ता माकली कुंभार

Varuthi

मुद्रांकविकत घेणाऱ्याची नदी

श्री. विश्वरूप गणेश नाईक
परवाना क्र. १२०११५१
प्लॉट नं. १००, से. नं. १८,
फुलेनगर, बिबळड, पुणे-१०



12 DEC 2022

प्रथम मुद्रांक लिपीक
कोषागार पुणे क



FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

We **MR. CHETAN CHHABU LANDGE, MR. DHARAMVEER ISHWARCHAND AGARWAL, MR. SADASHIV TANAJIRAO DHUMALE, MR. SATYAWAN DNYANESHWAR SAKORE & MR. MOHAN SAKHARAM AUTI** through its Partner of the **M/s SHREE BALAJI DEVELOPERS** at Add: **Sector No-01, Plot No-26, Santkrupa Banglow, Office No-.01, Behind Hotel Haveli, Indrayani Nagar, Bhosari, Pune - 411039.** Promoter of the proposed project / duly authorized by the promoter of the proposed project **"SHREE BALAJI HIGHTS"** at **GAT No-72/1, Mauje-Chikhali, Chikhali, Pune - 411062.** vide its/his/their authorization

We are promoter of the proposed project / duly authorized by the promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That I / We **MR. CHETAN CHHABU LANDGE, MR. DHARAMVEER ISHWARCHAND AGARWAL, MR. SADASHIV TANAJIRAO DHUMALE, MR. SATYAWAN DNYANESHWAR SAKORE & MR. MOHAN SAKHARAM AUTI** through its Partner of **M/s SHREE BALAJI DEVELOPERS** promoter have / 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 time within which the project shall be completed by promoter is **24th DEC, 2025** from the date of registration of project
4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

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 _____ on this day of
Deponent


MR. CHETAN CHHABU LANDGE
Partner


MR. DHARAMVEER ISHWARCHAND AGARWAL
Partner


MR. SADASHIV TANAJIRAO DHUMALE
Partner


MR. SATYAWAN DNYANESHWAR SAKORE
Partner


MR. MOHAN SAKHARAM AUTI
Partner



BEFORE ME


MAHENDRA B. KAKAD
ADVOCATE & NOTARY
GOVERNMENT OF INDIA

03 JAN 2023