

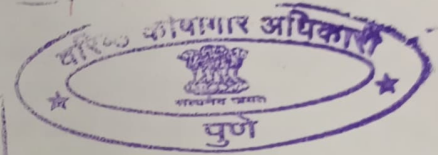


महाराष्ट्र MAHARASHTRA

2022

BT 006313

मुद्रांक खरेदी करदी कला त्यानी त्याच कारणासाठी
मुद्रांक खरेदी करण्यासाठी १ महिन्यात वापराचे बंधनकारक आहे.
अनु. क्र. ३९९८६ दि. १३/११/२०१८ न. नं. ५००८
वस्तुचा प्रकार..... ५. नि. २१/५२
हस्त नोंदणी करणार आहेत का? होय/नाही.
विक्रयकर्त्याचे नाव.....
मुद्रांक विक्रय करणाऱ्याचे नाव..... वि. नं. ५२१३३३३३
पत्ता..... ५२१३३३३३३३
हस्ताक्षर पदाधिकारीचे नाव..... २२१ १०१२०११
हस्ताक्षर व्यक्तीचे नाव व पत्ता..... २२१ १०१२०११



11 NOV 2022

[Signature]

मुद्रांक विक्रय करणाऱ्याची स्वी

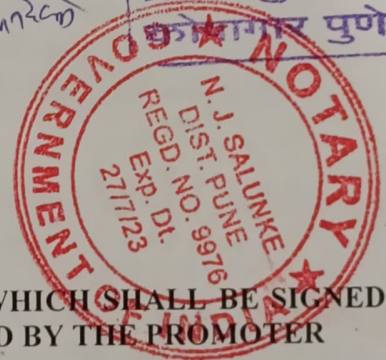
सी. मंगल अरुण नेवले

सदस्य बंडा

पत्ता नं. २२ बंडा वि. नं. २२०११०१

मार्च २२ बंडा वि. नं. २२०११०१

प्रत्यक्ष मुद्रांक लिपीयक कोषागार पुणे करिता



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. Manik Haribhau Mate (Member of Balaji Hari Developers AOP) authorized promoter of the proposed project,—vide their authorization dated 02.01.2023

I, **Mr. Manik Haribhau Mate, (Member of Balaji Hari Developers AOP)** authorized promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, Mr. Vijay Haribhau Mate and Mr. Manik Haribhau Mate (Members of Balaji Hari Developers AOP) the promoter have 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 for development of the real estate project is enclosed herewith.
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of the project is up to 30/06/2028.
4. (a) For new projects :

- (i) That seventy per cent of the amounts realised by 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 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That 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 M/s. Balaji Hari Developers AOP

For Balaji Hari Developers AOP

mmate
Member

Mr. Manik Haribhau Mate

Member

(Promoter)

(Deponent)

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at Pune on this 18th day of Januray, 2023.



M/s. Balaji Hari Developers AOP

For Balaji Hari Developers AOP

mmate
Member

Mr. Manik Haribhau Mate

Member

(Promoter)

(Deponent)

18 JAN 2023

BEFORE ME

Nanda J. Salunke
ADV. NANDA J. SALUNKE
NOTARY GOVT OF INDIA
B-11, Manik Moti Complex
More Baug, Katraj, Pune

