



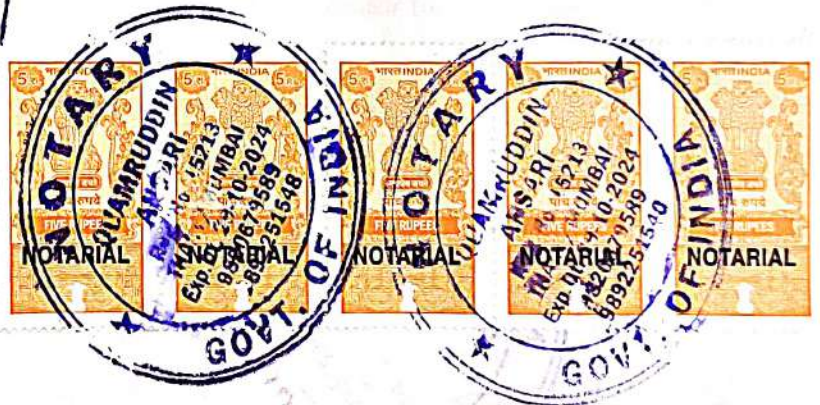
महाराष्ट्र MAHARASHTRA

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41AA 289133



15 FEB 2023



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

15 FEB 2023

जोड़पत्र-१ Annexure-1/जोड़पत्र-२ Annexure-2
 मुद्रांक विधी मोहरती अनुक्रमणक: 12781 दिनांक: 15 FEB 2023
 वरत येदनी करदार आहे का? होब/नाही
 मिळवलेली कोडबद्दल वर्णन: 8110/81/1/107
 मुद्रांक विधीत येनाकारचे नाव: VICTORIA HILLS
 मुद्रांक अनुक्रमणक (कमीत कमी): 1701086
 मुद्रांक क्रमांक: 1701086
 मुद्रांक विधीत येनाकारचे नाव: ANIL GOVERDHAN BALLANI
 मुद्रांक क्रमांक: 1701086
 मुद्रांक विधीत येनाकारचे नाव: ANIL GOVERDHAN BALLANI
 मुद्रांक क्रमांक: 1701086

Affidavit cum Declaration of Mr. Anil Goverdhan Ballani S/o Goverdhan Ballani, Having Address at 101 Heritage, Sherlyn Road, Carter Road, Bandra(W), Mumbai - 400057 Promoter of the proposed project called as VICTORIA HILLS which is a plotted development located at S.no. 81/1/B, Village Shingdol, Taluka Karjat, Dist. Raigad.

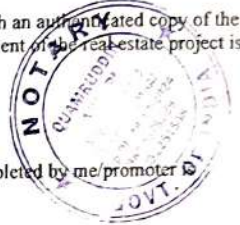
I Mr. Anil Goverdhan Ballani promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

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 period within which the project shall be completed by me/promoter is 31/05/2025
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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5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.



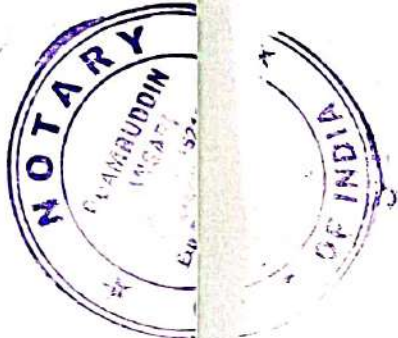
Anil Govardhan Ballani
Deponent

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 at Thane on this 15th day of February 2023.



Deponent



20 FEB 2023



NOTARISED



QUAMRUDDIN ANSARI
B.A., LL.M.
ADVOCATE & NOTARY
Off.: 07, Krishna Apt., Amrut Nagar,
Dargah Rd., Mumbra, Thane - 400 612.
9820679589/9892251548

NOTED & REGISTERED
Sr.: 130
Date: 20-02-2023
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