



महाराष्ट्र MAHARASHTRA

2023

13 JUL 2023 57AA-909813

जिल्हा कोषागार कार्यालय,

जोडपत्र-1/फक्त प्रतिज्ञापत्रासाठी

मुद्रांक विक्री नोंदवही अनु.क्रमांक 10001 दिनांक

मुद्रांक विकत घेण्याच्या नाव

पत्ता व सही

26 JUN 2023

मुद्रांक प्रमुख लिपीक / लिपीक

श्री. रविन्द्र विष्णू शिंगाडे,

पत्ताना क्र. 13/2000, नागें प

मुद्रांक विक्रीचे ठिकाण : सुनिता

कोर्ट नं. 7, सेक्टर-1ए, सी.बी.डी. क

ज्या 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 BUDHAJI CHOUDHARY**, Partner of the project/duly authorised by the promoters of the project, vide its authorization dated **06/07/2023**;

I, **SHRI CHUNILAL BUDHAJI CHOUDHARY**, Partner of the project/duly authorised by the Promoters of the proposed project do hereby solemnly declare, undertake and state as under:

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1. That the Promoter has a legal title Report to the land bearing **Plot number 56, admeasuring about 2103.60 Sq. Mts., situate, lying and being at Sector No.-34A, Node-Kharghar, Navi Mumbai, Tal.-Panvel, Dist.-Raigad-410 210**, on which the development of the project known as "**BALAJI SKYLINE**" is proposed.

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

3. That the time period within which the project shall be completed by the Promoters from the date of the registration of the project is **31/07/2028;**

4. That seventy percent of the amounts realised by the Promoters 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 the Promoters 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.

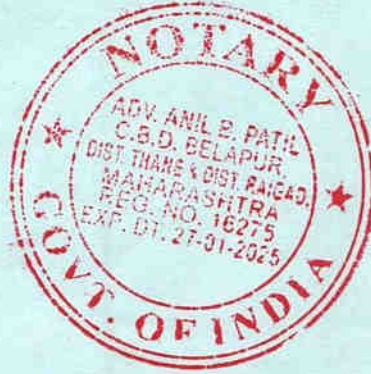
7. That the Promoter shall take all the pending approvals on time, from the competent authorities.



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- 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 Promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That the Promoters 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 there from.

Verified by me at

on this

day of

BEFORE ME

ANIL B. PATIL
 Advocate & Notary
 GOVT. OF INDIA
 Shop 17, Mezzanine Floor,
 Prabhat Centre, Sector 1 A, C.B.D., Belapur
 Navi Mumbai-400614, Maharashtra
 Mob. 9619441777
 Reg. No. 16275

For VARSHA BUILDCON

PARTNER

Deponent

NOTED & REGD.

Sr. No. 664 of 2023

14 JUL 2023