भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ DC 223462

विक्री नं. 1045 रुपये 500/- दिनांक 23 APR 2025

श्री./सौ.: ओमशिव इन्फ्रा

राहणार : BU

हस्ते- विवेक बागुल

सही/अंगठा :

रविंद्र लक्ष्मी सानप्करी
मुद्रांक विक्रेता धुळे

21 APR 2025

Stamp Head Clerk/ATO
The Treasury Office, Dhule.

FORM 'B'

[See rule 3(b)]

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 Dinesh Yashwant Bagul Partner in Om Shiv Infra, the Promoter of the proposed project **"Bhalchandra Regency"** located at Survey no 91/2, Plot no 7,8,9, Valwadi Shiwar, Dhule vide its authorization dated 23/04/2025.

I, **Dinesh Yashwant Bagul Partnerin Om Shiv Infra,** the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

Vinayakrao Manikrao Khopade, Have/has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

NOTARY
Adv.
Regn.No.9052
LUCKLE
Exp.Date
21-10-2026
GOVT. OF INDIA

THIS DOCUMENT CONTAINS 1 to 4. PAGES.

NOTED & REGISTERED SR.NO. 653 OF 2025.

23/04/25.

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NOTARY
Adv.
Vijay M.More
Regn.No.9052
DHULE
Exp.Date
21-10-2026
GOVT. OF INDIA

Nil.

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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 as per as per EC 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 of project is **31/12/2028**

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 realized hereinafter by me/promoter for 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 me/promoter for 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 the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

6. That I / 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.

NOTARY
Adv.
Vijay M. More
Reg No.9052
DHULE
Exp.Date
21-10-2026
GOVT. OF INDIA

NOTED & REGISTERED
SR.NO. 653 OF 2025.

23/04/25.

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Nil.

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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 b

For,
Om Shiv Infra

Dinesh Yashwant Bagul
Partner

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 Dhule on 23rd day of April, 2025



For,
Om Shiv Infra

Dinesh Yashwant Bagul
Partner

NOTARY Adv. Vijay More Regd.No.9052 DHULE Exp.Date 21-10-2026 GOVT OF INDIA

Adv. Vijay More NOTARY Regd. No. 9052.

BEFORE ME 23/04/25

Adv. Vijay M. More
M.A., LL.B., & L.W.
NOTARY
Regd. No. 9052
6, Chandrama Housing Society,
Dnyandip Colony, Nakane Road
Deopur, DHULE - 424 002.
Mobile : 9822852650.

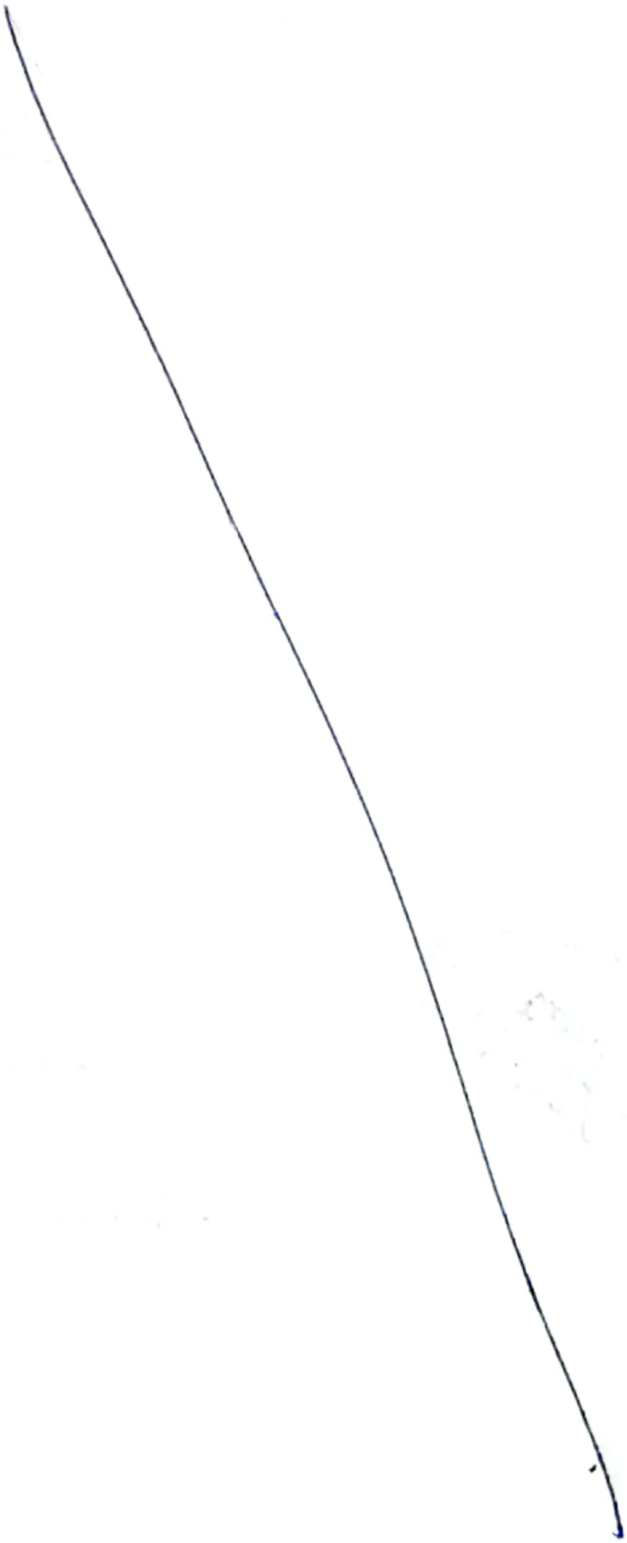
Solemnly affirmed before me at Dhule by Shri Dinesh Yashwant Bagul, Adhar card, who is identified by Shri ... known to me.

Date : 23/04/25.
Dhule.

REGISTERED SR.NO. 653 OF 2025.

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भारत सरकार

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No. : 2821/18032/01572

To
Dinesh Yashwant Bagul
दिनेश यशवंत बागुल
S/O Yashwant,
19 kasturi gandh bhaga mohan nagar vakharkar nagar,
VTC: Dhule,
District: Dhule,
State: Maharashtra, PIN Code: 424001,
Mobile: 9923470019

72318222

KF723182226FI

NOTARY Adv. No.9052 DHULE Date 21-10-2024 GOVT. OF INDIA

आपला आधार क्रमांक / Your Aadhaar No. :

7331 2833 2796

माझे आधार, माझी ओळख

भारत सरकार
Government of India

आधार

Issue Date: 11/12/2011



दिनेश यशवंत बागुल
Dinesh Yashwant Bagul
जन्म तारीख / DOB: 20/05/1983
पुरुष / Male

SELF ATTESTED Affidavit
For Notary document
Bearing No. 653 /2025.
Dated 23/04/2025 Signature/Thumb

7331 2833 2796

माझे आधार, माझी ओळख

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