



महाराष्ट्र MAHARASHTRA

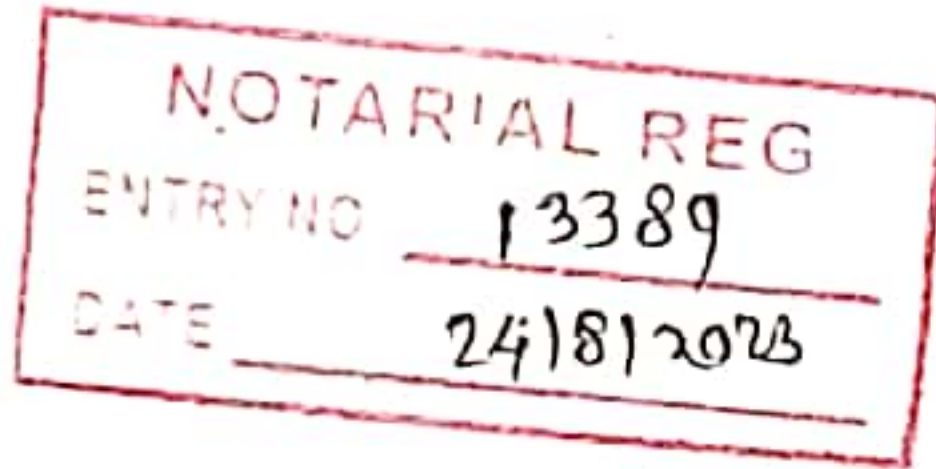
2022

NAGPUR TREASURY

34AA 651525

03 MAR 2023

Stamp Head Clerk / St. Clerk



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



Affidavit cum Declaration of We, M/s Ojaswita Construction, a Partnership Firm having its office at Plot Nos. 77-78, Vrindavan Apartment-II, Shubhangi Housing Society, Prabhu Nagar, Nagpur-440015 (Income Tax PAN- AAHFO8948E) acting through its Partner, Shri. Sushil Suresh Shirke aged about 51 years, Occupation Business (Income Tax PAN- APTPS 2870 L, Adhar UIN- 871605701385) R/o Plot Nos. 77-78, Vrindavan Apartment-II, Shubhangi Housing Society, New Manish Nagar, Prabhu Nagar, Nagpur-440015, (Income Tax Pan No. AMSPK9562F; Adhaar UI No. 518438931391) promoter of proposed project ie. "VRUNDAVAN - III" duly authorized as the promoter of the proposed project, vide its authorization.

फक्त प्रांतपालासाठी

१) मुद्रांक विणी नोंदणी अनुक्रमांक 43699
दिनांक 10-03-2023

२) मुद्रांक विणी येवयाचे वेळी, कोणतीही वस्तुसूची
रहिण्याचा प्रस्ताव नाही

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३) जबाबदारक मुद्रांक विणीसाठी

व परवाना क्रमांक

मुद्रांक विणीचे ठिकाण

Report 10-03-2023
मुद्रांक विणीचे ठिकाण
मुद्रांक विणीचे ठिकाण
मुद्रांक विणीचे ठिकाण
मुद्रांक विणीचे ठिकाण

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात याप्रमाणे संशोधनकारक आहे

We, M/s Ojaswita Construction, a Partnership Firm have entered into Agreement of Development with the land owners Satish Balkrishna Mundle and 2 others on which the Development of the proposed project is to be carried out.

We, M/s Ojaswita Construction, a Partnership Firm having its office at Plot Nos. 77-78, Vrindavan Apartment-II, Shubhangi Housing Society, Prabhu Nagar, Nagpur-440015 (Income Tax PAN- AAHFO8948E) acting through its proprietor acting through its Partner, **Shri. Sushil Suresh Shirke** aged about 51 years, Occupation Business (Income Tax PAN- APTPS 2870 L, Adhar UIN- 871605701385) R/o Plot Nos. 77-78, Vrindavan Apartment-II, Shubhangi Housing Society, New Manish Nagar, Prabhu Nagar, Nagpur-440015, promoter of proposed project i.e. " **VRUNDAVAN - III** " do hereby solemnly declare, undertake and state as under:

1. **THAT**, We / promoters have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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 said project shall be completed by us/promoters is **31-12-2027**;
4. (a) For new projects :

THAT, seventy per cent of the amounts realized by us/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 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 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, 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** We/ 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** We/the promoter shall take all the pending approvals on time, from the competent authorities.
8. **THAT** We/ 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** We / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. **THAT** We/the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be.



(Sushil Suresh Shirke)
Partner for
M/s Ojaswita Construction

For OJASWITA CONSTRUCTION

VERIFICATION

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

Verified by me at Nagpur on this 24th day of August 2023.

Sushil Suresh Shirke

(Sushil Suresh Shirke)
Partner for
M/s Ojaswita Construction

For OJASWITA CONSTRUCTION

PARTNER



Be Sworn Solemnly Affirmed
by on above

Who is personally Known to
me / identified by -
before me on this 24th day
of Aug 2023 at Nagpur

Archana D. Jaiswal
24/8/2023

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPET
NAGPUR-440010

