



महाराष्ट्र MAHARASHTRA

2023

NAGPUR TREASURY
76AA 882411

05 DEC 2023

NOTARIAL REG.
ENTRY NO. 33162
DATE 18/12/2023

FORM 'B'

Stamp Head Clerk / Sr. Clerk

[See rule3(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 **M/s Omkara Buildcon (Promoter)** its Partner and Authorised Signatory **Shri Sadanand S/o Madhavrao Kokate** of the proposed New project "**Krishna Prabha**", duly authorized by the Promoter of the Proposed New Project, vide its authorization letter dated 15th December 2023;



६०७

१) मूलांक प्रमाणित करने के लिए
२) मूलांक प्रमाणित करने के लिए
३) मूलांक प्रमाणित करने के लिए
४) मूलांक प्रमाणित करने के लिए
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६) मूलांक प्रमाणित करने के लिए
७) मूलांक प्रमाणित करने के लिए
८) मूलांक प्रमाणित करने के लिए
९) मूलांक प्रमाणित करने के लिए
१०) मूलांक प्रमाणित करने के लिए
११) मूलांक प्रमाणित करने के लिए

कोमलार विरुद्धकोन
वर्ष १९७१ कोरक ८-०२
३६६२२ १०
१५ DEC २०२३

पी. पी. टाकर *(Signature)* मूलांक प्रमाणित करने के लिए १/८५, कोड क्र. ४६०१००४
जिल्हाधिकारी परिसर त. कार्यालय, नागपूर (शहर)

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Project Details: **"Krishna Prabha"** Address:- Situated at Plot No.11, CTS No.387, Mouje Ajani, Village Nagpur, Taluka and District Nagpur-440010.

I, Shri Sadanand S/o Madhavrao Kokate (Authorized Partner) of **M/s Omkara Buildcon** (Promoter) the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **31/12/2026**.

4. **(a) For New projects:-**

That seventy per cent of the amounts realised by me 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.

That seventy per cent of the amounts to be realised 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.



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 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.
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 have 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.



Shri Sadanand S/o Madhavrao Kokate

(Authorized Signatory/ Partner)

Omkara Buildcon

(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 on this day of **15th December 2023.**

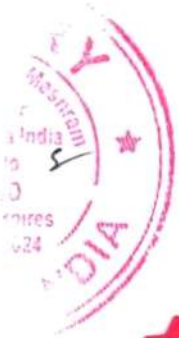


Shri Sadanand S/o Madhavrao Kokate

(Authorized Signatory/ Partner)

Omkara Buildcon

(Deponent)



Sworn before me on this 18th dt.
day of Dec 2023 at Nagpur by
Shri/Smt./Ku. Above deponent
R/o Nagpur who has been identified
by Shri/Smt. _____
Advocate Nagpur

**NOTARY
SURESH S. MESHAM
GOVT. OF INDIA
Nagpur (M.S.) INDIA**

