



महाराष्ट्र MAHARASHTRA

2023

76AA 882409

NOTARIAL REG.

FORM 'B'

05 DEC 2023

ENTRY NO. 33163

[See rule3(6)]

DATE 18/12/2023

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 **Shree Ramchandra S/o Late Shri Krishnarao Badkas, Shri Narayan S/o Late Shri Krishnarao Badkas, Smt. Bharti Wd/o Jayant Badkas, Shri Abhijeet S/o Jayant Badkas, Shri Abhijeet S/o Jayant Badkas, Ms. Bhagyashree Wakhare and Mrs. Priti W/o Ramesh Ghonge (Collectively called as Owner)** through its Power of Attorney M/s Omkara Buildcon through its 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 Power of Attorney dated 20th December 2022;



सूचना

साम्बरण पत्रक

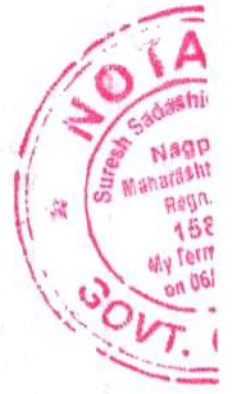
पदेना बोरक

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15 DEC 2023

पी. पी. ठाकरे

मुद्रांक दिक्कता ला.क्र. १/८५, कोड क्र. ४६०१००४
जिल्हाधिकारी परिसर त. कार्यालय, नागपूर (शहर)



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** Power of Attorney Holder of the Project duly authorized by the promoter of **Shree Ramchandra S/o Late Shri Krishnarao Badkas, Shri Narayan S/o Late Shri Krishnarao Badkas, Smt. Bharti Wd/o Jayant Badkas, Shri Abhijeet S/o Jayant Badkas, Shri Abhijeet S/o Jayant Badkas, Ms. Bhagyashree Wakhare and Mrs. Priti W/o Ramesh Ghonge (Collectively called as Owner)** 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

(Power of Attorney Holder)

(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.**



[Handwritten Signature]

Shri Sadanand S/o Madhavrao Kokate

(Authorized Signatory/ Partner)

Omkara Buildcon

(Power of Attorney Holder)



(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. [Signature]
Advocate Nagpur [Signature]

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

