

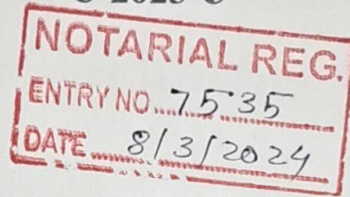
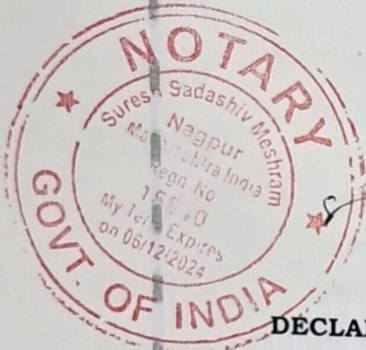


महाराष्ट्र MAHARASHTRA

2023

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29 - MAR 2024



FORM 'B'

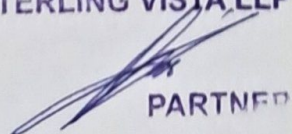
[See Rule 3(6)]

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 OAK STERLING VISTA LLP through its
Partner and Authorised Signatory Shri Omair S/o Abdul Khader of the
proposed New project "OAK STERLING VISTA", duly authorized by the
Partners of the Proposed New Project, vide its authorization letter Dated 07th
March 2024;

OAK STERLING VISTA LLP


PARTNER

(अनुच्छेद ४)

प्रतिज्ञा पत्र कोणाकडे सादर करावयाचे २२/११/२४

प्रतिज्ञापत्रासाठीचे कारण.....

मुद्रांक विकत घेणाऱ्याचे नाव व
रहिवाशी पत्ता.....

श्रीक स्टेलिंग विन्हा एम. एम. पी

मुद्रांक विक्री बाबतची नोंद वही
अनुक्रमांक/दिनांक.....

नागपूर

१४९९० दि. ६/३/२०२४

मुद्रांक विकत घेणाऱ्याची सही/दिनांक.....

७/११/२४

परवानाधारक मुद्रांक विक्रेत्याची सही व सौ. सविता एन. चांदुरकर

परवाना क्रमांकतसेच मुद्रांक
विक्रीचे ठिकाण

स्टॅम्प व्हेंडर,

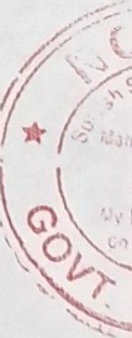
लॉ. नं. २०/१९९२

दु.नि.क्र.५, नागपूर-शहर

कोड नं. ४६०१०३१

हिरा नगर, जरीपटका,

नागपूर-१४



Project Details: "OAK STERLING VISTA" Situated at Mouza and Khasra Zingabai Takli 248/2, Village: Nagpur Taluka and District Nagpur-440013.

We, M/s OAK STERLING VISTA LLP through its Partner and Authorised Signatory **Shri Omair S/o Abdul Khader (Promoter)** of 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.

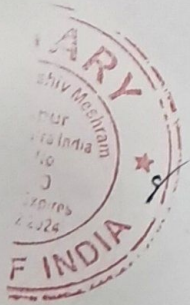
2. That, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

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

4. 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.

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.

OAK STERLING VISTA LLP


PARTNER

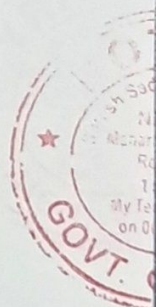
Shri Omair S/o Abdul Khader,

(Authorised Signatory and Partner)

M/s OAK STERLING VISTA LLP

(Promoter)

(Deponent)

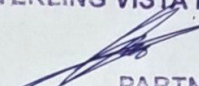


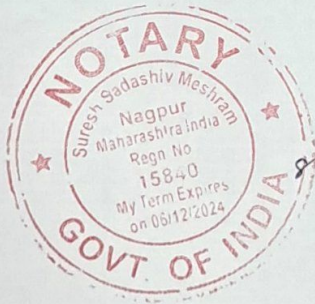
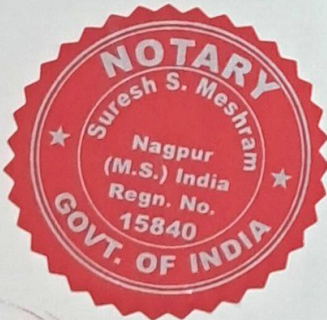
Verification

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 07th March 2024.

OAK STERLING VISTA LLP


PARTNER
Shri Omair S/o Abdul Khader,
(Authorised Signatory and Partner)
M/s OAK STERLING VISTA LLP
(Promoter)
(Deponent)



Sworn before me on this 8th day of March 2024 at Nagpur by Shri/Smt. Ku Above deponents R/o Nagpur who has been identified by Shri/Smt. Advocate Nagpur


NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

