भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐

NOTARIAL REG.
ENTRY NO 8795
DATE 7/8/25

NOTARY
YOGENDRA S. JAMBHULKAR
Nagpur Dist. (M.S.) INDIA
Regn. No. 8796
GOVT. OF INDIA

CY 666599
29 JUL 2025
Stamp Head Clerk/Br Ker

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 **M/s OAK STERLING VISTA LLP (Promoter) through its Partner and Authorized Signatory OMAIR ABDUL KHADER** of the proposed project **"OAK STERLING VISTA"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 07/08/2025;

OAK STERLING VISTA LLP

PARTNER

१) मुद्रांक विक्री नोंद वही अनुक्रमांक 8851 07 AUG 2025

२) दस्ताचा प्रकार करार

३) दस्त नोंदणी [illegible] लेखनाकी

४) विक्रेतीचे नाव/पत्ता [illegible]

५) मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता ओक रजार्पिंग विरुद्ध ऊस.पत्र.पा

६) हस्ते असल्यास स्वतचे नाव, पत्ता व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम 500/

सतिश एच. पाटील	मुद्रांक विक्रेता, ला.क्र. १६/८९, कोड क्र. ४६p१०४१ जिल्हाधिकारी परिसर, त.कार्यालय, नागपूर(शहर)

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

NOTARY

Project Details: **"OAK STERLING VISTA"** Situated at Mouza and Khasra Zingabai Takli 248/2 at Nagpur (M Corp.), Nagpur (Urban), Nagpur, 440013.

We, M/s OAK STERLING VISTA LLP (Promoter) through its Partner and Authorized Signatory OMAIR ABDUL KHADER of the Project duly authorized by the promoter of the proposed 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 **31/12/2027**.

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.

OAK STERLING VISTA LLP

PARTNER

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 has 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.

Nagpur Dist. (M.S.) INDIA Regn. No 8196

OAK STERLING VISTA LLP

PARTNER

Omair S/o Abdul Khader
Partner and Authorized Signatory
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 Nagpur on this day of 07/08/2025.

OAK STERLING VISTA LLP

PARTNER

Omair S/o Abdul Khader
Partner and Authorized Signatory
M/s OAK STERLING VISTA LLP
(Promoter)
(Deponent)

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Reg. No. 8196 GOVT. OF INDIA

SEAL OF NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) India Reg. No. 8196 GOVT. OF INDIA

SWORN BEFORE ME ON THIS 7th DAY OF Aug 2025 AT NAGPUR BY SHRI/SMT./KU. as above R/O. ..... WHO HAS BEEN IDENTIFIED BY SHRI/SMT. ..... ADVOCATE, NAGPUR.

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

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OAK STERLING VISTA LLP

Declaration for Authorized Signatory

We, OMAIR S/O ABDUL KHADER, MAHESH S/O CHANDRABHAN KINGRANI and RAJESH S/O CHANDRABHAN KINGRANI Partners of M/S. OAK STERLING VISTA LLP hereby solemnly affine and declare that OMAIR S/O ABDUL KHADER to act as an authorized signatory for any matter relating to MAHARERA project registered by M/S. OAK CONSTRUCTIONS as a "OAK STERLING VISTA" Residential Project which is located at MOUZA AND KHASRA ZINGABAI TAKLI 248/2 AT NAGPUR (M CORP.), NAGPUR (URBAN), NAGPUR, 440013

For OAK STERLING VISTA LLP

Partner

Omair S/o Abdul Khader
(Partner and Authorised Signatory)

For OAK STERLING VISTA LLP

Partner

Mahesh S/o Chandrabhan Kingarni
(Partner and Authorised Signatory)

For OAK STERLING VISTA LLP

Partner

Rajesgh S/o Chandrabhan Kingrani
(Partner and Authorised Signatory)

Regd. Office:
OAK INSIGNIA, 4th Floor,
Ravindranath Tagore Road,
Near Board Office,
Civil Lines, Nagpur - 1.

0712-2522201

www.oakgroup.biz

info@oakgroup.biz

OAK STERLING VISTA LLP

Acceptance as an Authorized Signatory

I Omair S/o Abdul Khader hereby solemnly accord my acceptance to act as authorized signatory for the above referred business and all my acts shall be binding on the business.

For M/s Oak Sterling Vista LLP

For OAK STERLING VISTA LLP

Partner

Mr. Omair S/o Abdul Khader
(Partner and Authorised Signatory)
Date: 07/08/2025

Regd. Office:
OAK INSIGNIA, 4th Floor,
Ravindranath Tagore Road,
Near Board Office,
Civil Lines, Nagpur - 1.

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