भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NAGPUR TREASURY
01AB 070562
17 MAY 2024
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG
ENTRY NO 9724
DATE 29/05/2024

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 **Om Sai Housing Agency** acting through its partners Mr. **Yogeshwar Hanuman Thawkar**, aged 46 years, Mr. **Avinash Kishor Pikalmunde** Aged 31 years, are the promoters of the project. All Resident of Nagpur.

We, Mr. **Yogeshwar Hanuman Thawkar**, Mr.**Avinash Kishor Pikalmunde**, partners Of **Om Sai Housing Agency** the Promoters of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, Promoter have / has a legal title to the land on which the development of the project is proposed.
2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is 31/03/2026.

SEAL OF NOTARY ARCHANA D. JASWANI Regd. No. 4753 NAGPUR (M.S.) GOVT. OF INDIA

Thawkar

फक्त प्रतिज्ञापत्रासाठी

1) मुद्रांक विक्री नोंदवही अनुक्रमांक..... 6110

दिनांक..... 20-05-2024

2) मुद्रांक विकत घेणाऱ्याचे नाव.....

रहिवासाचा पत्ता व सही..... Om Sai housing Agency Unreal — Road Nagpur

Partner - Avinash Pikalmade

3) परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण

20-05-2024

सुबोध एस. ढेंगरे
रटॅम्प वेंडर ला.नं.7/96
जिल्हाधिकारी परिसर,
तहसिल कार्यालय, जागपूर
कोड नं. 4501059

For Dilip

20 may 24

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिण्यात वापरणे बंधनकारक आहे

4. That, seventy per cent of the amounts realized 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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For, Om Sai Housing Agency,

Mr. **Yogeshwar Hanuman Thawkar (Partner)**
Deponent

For, Om Sai Housing Agency,

Mr. Avinash Kishor Pikalmunde (Partner)
Deponent

Verification

We, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and we have not concealed any material facts.

Verified on this ..29th..... day of..May..2024

For, Om Sai Housing Agency,

Mr. **Yogeshwar Hanuman Thawkar (Partner)**
Deponent

For, Om Sai Housing Agency,

Mr. **Avinash Kishor Pikalmunde** (Partner)
Deponent

NOTARY ARCHANA D. JAISWAL Regn. No. 4753 NAGPUR (M.S.) GOVERNMENT OF INDIA

SEAL OF NOTARY ARCHANA D. JAISWAL Regd. No. 4753 NAGPUR (M.S.) GOVT. OF INDIA

Be Sworn Solemnly Affirmed by ov cbarp

Who is personally Known to me / identified by _____

before me on this 29th day of May 2024 at Nagpur

29/05/2024

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
NAGPUR TOWN, DHARAMPETH

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL