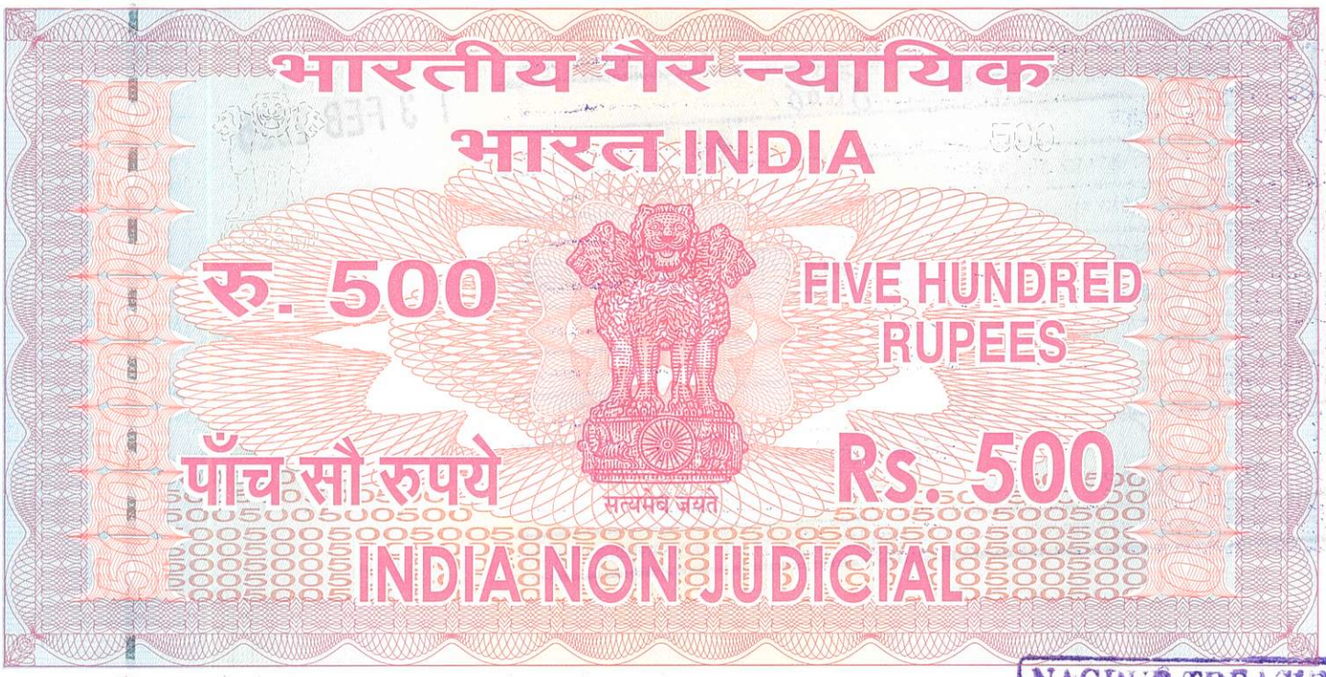



महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NOTARIAL REG
ENTRY NO 5159
DATE 14/02/2025

NAGPUR TREASURY
CS 483775
11 FEB 2025
Stamp Head Clerk/Sr. Clerk

**(FORM B)**

**AFFIDAVIT CUM DECLARATION**

Affidavit cum declaration of **NAGORAO SHANKARRAO JAYKAR**, Promoter of the Proposed project duly authorized by the promoter of the proposed project.

I, **NAGORAO SHANKARRAO JAYKAR**, the promoter of the Proposed project named and styled as **"OASIS 33",** situated at Kh No.14/1, Ph No. 46, Mouza: Isasani, situated in Tahsil: Hingna, District: Nagpur, 441110, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title Report to the land on which the development of the project is proposed.

2. That the project land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter from the date of registration is 31/12/2027.

NOTARY
Suresh Sadashi Meshram
Nagpur Maharashtra
Regd No 15540
My Term Expires on 06/12/2029
GOVT. OF INDIA

| | |
|---|---|
| १) मुद्रांक विक्री नोंद वही अनुक्रमांक | 8666 |
| २) दस्ताचा प्रकार | [illegible] |
| ३) दस्त नोंदणी करणार आहेत काय ? | होय/नाही |
| ४) मिळकतीचे वर्णन थोडक्यात | |
| ५) मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता | |
| ६) दस्ते अस्तित्वास त्याचे नांव, पत्ता व स्वाक्षरी | |
| ७) दुसऱ्या पक्षकाराचे नांव पत्ता | |
| ८) मुद्रांक शुल्काची रक्कम | |

वी. एन. [illegible]कुटे

मुद्रांक विक्रेता ला.क्र. ०२/२०२४
कोड क्र. ४६०१२३

ज्या कामासाठी त्यांनी मुद्रांक खरेदी केला त्यासाठी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे

13 FEB 2025

4. That seventy per cent of the amounts to be realized 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.

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 utilized 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.

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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 13th day of **February, 2025.**

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DEPONENT

NOTARY
Suresh S. Meshram
NAGPUR
(M.S) INDIA
Reg. No.
15840
GOVT. OF INDIA

NOTARY
Suresh Sadashi Meshram
Nagpur
Maharashtra
Regd. No
15840
My Term Expires on 06/12/2029
GOVT. OF INDIA

Sworn before me on this 14th dt.
ay of feb 20 25 at Nagpur by
Shri/Smt./Ku. Above deponent
R/o Nagpur who has been identified
by Shri/Smt. —
Advocate Nagpur

14.2.2025

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

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