

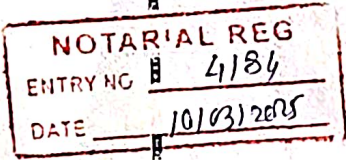


महाराष्ट्र MAHARASHTRA

© 2024 ©

DD 444894

07 MAR 2025



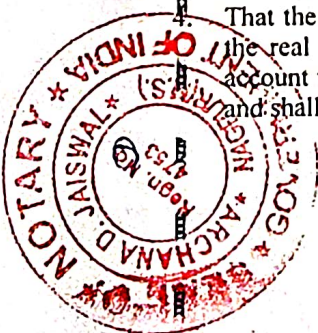
FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Vishakha Girish Pise duly authorized Partner in M/s Om Buildcon do hereby solemnly declare, undertake and state as under

1. That has Mr Prakash Uttarwar, Mrs Rajshree Pophali, Mr Yogesh Pophali, Girish Pophali, Mrs kanak Paliwal, Mr Anil Saraf, Mr Shrikant Saraf, Mrs Vaishali Deshpande, Mr Sunil Muley, Mrs Bharati Basakhetre, Mr Girish Awandhe, Mr Deepak Awandhe, Mrs Manik Ghate, Mrs Rajani Awandhe, Mr Deepak Deshpande, Mr Aniruddha Kaduskar, Mrs Sunetra Kaduskar,, Mrs Prasanna Bhattacharya, Mrs Suhas Shendre, Mrs Arti Das, Mr Pradeep Das, Mr Vidyut Das, Mrs Sangeeta Das, Mr Anil Mujumdar, Mrs kalpana Deo, Mr Hemant Adgaonkar, Mr Abhijit Adgaonkar, Mrs Mona Goel, Mrs Saral Adgaonkar, Mr Kishor Khanorkar, Mr Anil Pingle, Mrs Anushri Pingle, Mrs Vijaya Deshpande, Mr Vishal Deshpande, Mr Amit Mankar, Mr Krishnarao Tapika, Mr Girish Phalnikar, Mr Ramesh Undirwade, Mr Ajit Deshmukh, Mrs Susila Ponnu, Mr Rakesh Ponnu, Mrs Gurulakshmi Vickram, Mrs Sushil Ponnu a legal title to the land on which the development of the proposed project by the Developer M/s Om Buildcon is to be carried out. for Shubhangi Heights at Plot No 120-121A, City Survey No/ Gut No. 2098/181, Mz Khamla.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by 31st December 2027.

That the Developer M/s Om Buildcon ensures that seventy per cent of the amounts realized by 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.



१) मुद्रांक विवरी भोंदवही अमु क्रमांक: ५९०००

२) दिनांक: १०-०३-२०२५

३) वरताया प्रकार: Affidavit Cum Declaration

४) दस्त नोंदणी जरूरत आहेत वा? होय/नाही

५) मिळकतीचे धोंडय्यात वर्णन:

६) मुद्रांक विकत घेणाऱ्याचे नाव व राहो: Vishakh Gosh

७) ह्याचे अस्तव्यास त्याचे नाव व राहो: Rakeen

८) दुसऱ्या पदाकाराचे नाव:

९) मुद्रांक शुल्क रक्कम: ५०/-

१०) दिनांक: १०-०३-२०२५

सुधीध एस. केंगरे
ज्युडिशियल नॉन ज्युडिशियल
स्टॅम्प वेंडर ला. नं. ७/९६,
तहसिल कार्यालय, माणपूर
फोन नं.: ४६०१०५९



Pise Chandra
Rao

For

Rao
10 March 25



5. That the Developer M/s Om Buildcon ensures 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 Developer M/s Om Buildcon ensures 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 the Developer M/s Om Buildcon 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 the Developer M/s Om Buildcon shall take all the pending approvals on time, from the competent authorities.
9. That the Developer M/s Om Buildcon have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Developer M/s Om Buildcon 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.



Mrs Vishakha Girish Pise
(Authorized Partner in M/s Om Buildcon)

(Vishakha Girish Pise)
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 10th on this March day of 2025



(Vishakha Girish Pise)
Deponent

Mrs Vishakha Girish Pise
(Authorized Partner in M/s Om Buildcon)



I do Sworn Solemnly Affirm that
by in above

Identified by 10th day
before me on this 10th day
Mar 2025 at Nagpur

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPETH
NAGPUR-462019