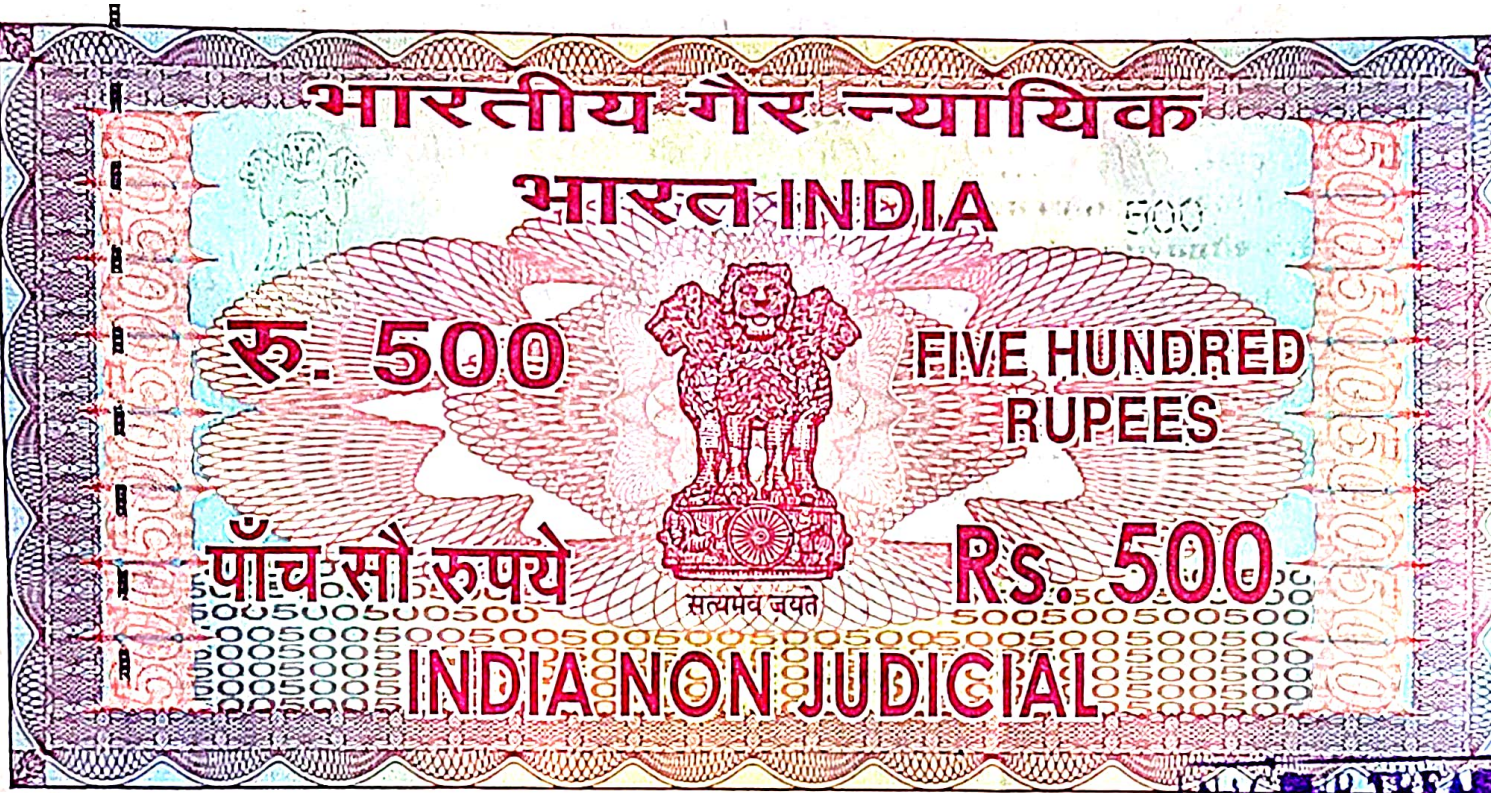




महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY

DD 444895

87 MAR 2024

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NOTARIAL REG

ENTRY NO 4185

DATE 10/03/2024

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr Anil Mujumdar duly authorized Person on behalf of the Existing Apartment Owners 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 Undirvade, Mr Ajit Deshmukh, Mrs Susila Ponnu, Mr Rakesh Ponnu, Mrs Gurulakshmi Vickram, Mrs Sushil Ponnu having 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.
4. 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.

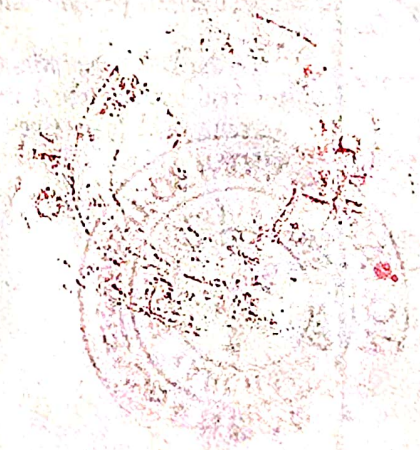


- ५) मुद्रांक विक्री जोययही अन्. कर्णांक. 49001
 २) दिनांक: 10-03-2015
 ३) सन्यासा प्रकार: Affidavit cum Declaration
 ४) दस्त जोडणी करणार आहेत का? होय/नाही
 ५) निव्वळतीचे थोडक्यात वर्णन: ...
 ६) मुद्रांक विक्री घेणाऱ्याचे नाव व सही Anil
 ७) कोठे असल्यास त्यांचे नाव व सही Lokesh
 ८) दुसऱ्या पक्षकाराचे नाव: ...
 ९) मुद्रांक शुल्क रक्कम: 500/-
 १०) दिनांक: 10-03-2015

सुमोद एस. डेंगर
 ज्युडिशियल जॉर्नल ज्युडिशियल
 स्टॅम्प वेंडर ला. नं. 7/96,
 तहसिल कार्यालय, नागपूर
 फोन नं.: 4601059

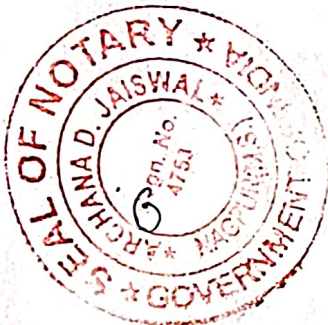
Muzimdar Dattakashi -
 - Nagar Nagar

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.

Anil
(Anil Mujumdar)
Deponent



Mr Anil Mujumdar
(Authorized Person on behalf of the Existing Apartment Owners)

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.

Anil
(Anil Mujumdar)
Deponent

Mr Anil Mujumdar
(Authorized Person on behalf of the Existing Apartment Owners)



Be Sworn Solemnly Affirm:
by on above

Who is personally known to
me / identified by _____
before me on this 10th day
of Mar 2025 at Nagpur

Archana D. Jaishwal
10/03/2025
ARCHANA D. JAISHWAL
NOTARY (Regn. No. 4753)
DHARE TOWN, DHARAMPETH
NAGPUR 440010