

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑ 07AB 682142

जोडपत्र-1 शपथपत्र

क्त प्रतिज्ञापत्रासाठी (अनुच्छेद क्र.4)

तिज्ञापत्र कोणासाठी सादर करावयाचे .....

तिज्ञापत्रासाठीचे कारण .....वेंकटेश लक्ष्मणराव परसेवार व शेषराव गंगाधर फडसे व प्रविण ओमप्रकाश पोकर्णा

द्रांक विक्त येणाऱ्याचे नाव व पत्ता .....

द्रांक विक्री व्यवहाराची नोंद वही अनु.क्र. ५५३३८ दि. ...

Treasury Office Nanded
- 5 AUG 2024
Stamp Head Clerk
NANDED

घेणाऱ्याची सही

चंद्रमुनी मारोतीजी सावंत मुद्रांक विक्रेता
जि.क्ला.नांदेड.प.क्र.3401/31

NOTARY
ADV Sanjay Joshi
Reg. No. 7990
NANDED
GOVERNMENT OF INDIA

FORM B [See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGHNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum declaration

Affidavit cum declaration of Venkatesh Laxmanrao Parsewar, Sheshrao Gangadhar Fadse & Pravin Omprakash Pokarna, Partners of SANGAM DEVELOPERS, promoter of proposed project "OM RESIDENCY", situated at CTS No. 236, Plot No. 40- 41-50- & 51, Shripad Nagar, Kautha, Taluka Nanded, District Nanded, Maharashtra, India-431605.

We, Venkatesh Laxmanrao Parsewar, Sheshrao Gangadhar Fadse & Pravin Omprakash Pokarna, Partners of SANGAM DEVELOPERS, promoter of proposed project "OM RESIDENCY" do hereby solemnly declare, undertake and state as under:

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

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 the said land is free from all encumbrances.
3. That promoter undertakes to complete the project on or before 31th March 2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project and accordance with rule 5.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Venkatesh Laxmanrao Parsewar
Partner

Sheshrao Gangadhar Fadse
Partner

Pravin Omprakash Pokarna
Partner
(Deponent)

NOTARY ADV Savitri Joshi Reg No. 7990 NANDED GOVERNMENT OF INDIA

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 Nanded on this day of 04/08/2024

Venkatesh Laxmanrao Parsewar
Partner

Sheshrao Gangadhar Fadse
Partner

Pravin Omprakash Pokarna
Partner
(Deponent)

M DEVELOPERS Gut No. 236 NANDED SHRIPAD NAGAR KAUTHA

6 AUG 2024

"BEFORE ME"

SAVITRI T. JOSHI
Advocate & Notary
Government of India
CELL 9421761898