



महाराष्ट्र MAHARASHTRA

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DC 638225



अ.क्र. 334 दिनांक 06/05/2025
हस्ते Shankar Ula किमत 5000
कोणासाठी Shankar Builder

मोहम्मद नईमोहीन एस.एम.
मुद्रांक/परवाना क्र.3101032
औरंगाबाद

FORM 'B'

[See rule 3(6)]

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

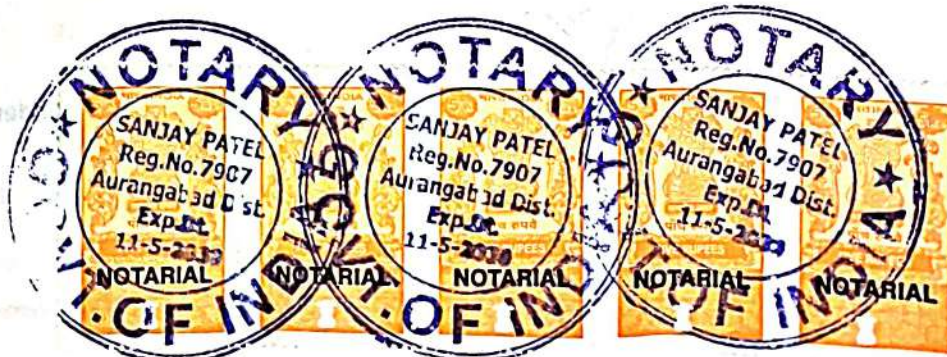
Affidavit cum Declaration

Affidavit cum Declaration by (1) Shri. Gopal Jugalkishor Jaju and (2) Shri Ganesh Pandurang Kolte partners of M/S Shankara Builders, project - Omkara City 2, located at GUT number 12(P), Village - Pisadevi, Taluka & Dist - Chhtrapati Sambhajinagar (Aurangabad), Maharashtra.

We (1) Shri. Gopal Jugalkishor Jaju and (2) Shri Ganesh Pandurang Kolte partners of M/S Shankara Builders, project - Omkara City 2, located at GUT number 12(P), Village - Pisadevi, Taluka & Dist - Chhtrapati Sambhajinagar (Aurangabad), Maharashtra, do hereby solemnly declare, undertake and state as under:

1. That the promoter have has a legal title Report to the land on which the development of the project is to be carried out

AND



A legally valid authentication of title of such land from Adv. Prakash B. Paithankar dated 18.03.2025 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 project land is free from all encumbrances. No, Litigation(s) is pending related to any right, title, interest of project.

3. That the promoter undertaker to complete the Project - **Omkara City 2** on or before 17.10.2029;

4. (a) For new projects: That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) That seventy per cent of the amounts to be realised hereinafter 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.

OR

(ii) That entire of the amounts to be realised hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That we / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That we/the promoter shall take all the pending approvals on time, from the competent authorities. 8. That we/ 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 we / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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


(1) Shri. Gopal Jugalkishor Jaju (Partner of M/s Shankara Builders)


(2) Shri. Ganesh Pandurang Kolte (Partner of M/s Shankara Builders)

Verification

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

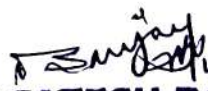
Verified by me at _____ on this _____ day of _____


(1) Shri. Gopal Jugalkishor Jaju (Partner of M/s Shankara Builders)


(2) Shri. Ganesh Pandurang Kolte (Partner of M/s Shankara Builders)

AFFIDAVIT

Sworn before me on the 14th May day of May
by Shri / Gopal Jugalkishor Jaju
Age. Majors Occ. Business
R/o at present Aurangabad
Who has been identified by Sri _____
Personally Known to me whose signature
have be appended.


SANJAY SATESH PATEL
ADVOCATE

NOTARY

(Govt. of India)
Supari Hanuman Road,
Aurangabad (M.S.)
Regd. No. 7907/2010

14 MAY 2025

