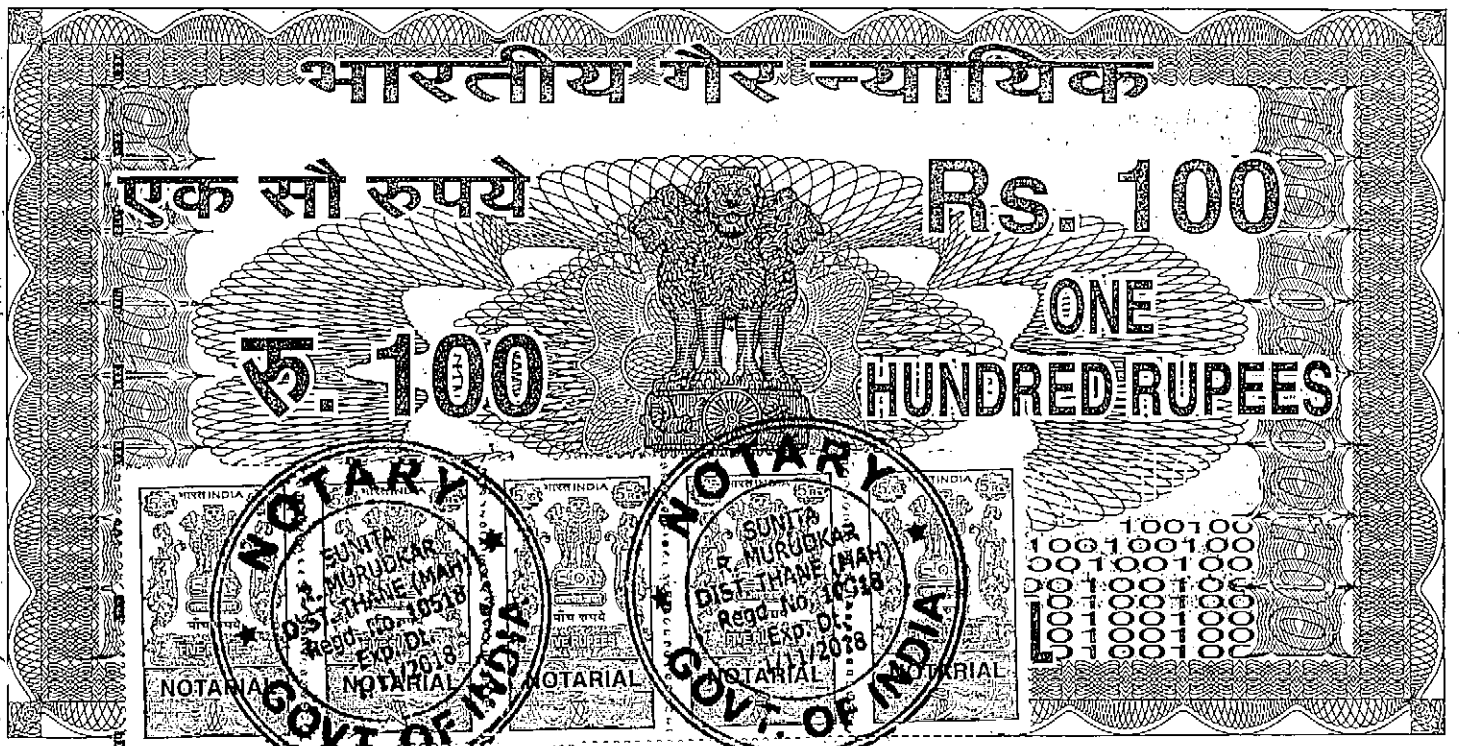


महाराष्ट्र MAHARASHTRA ◐ 2015 ◐ RB 591926

ST. TREASURY OFFICE THANE

जिल्हा कोषागार कार्यालय, ठाणे.
22 MAR 2017
कुटुंबाचे प्रमुख लिपीक/लिपीक
22/3/2017

[redacted]

AFFIDAVIT-CUM -DECLARATION

NOTARY SUNITA R. MURUDKAR DIST. THANE (MAH) Regd. No. 10518 Exp. Dt. 1/11/2018 GOVT. OF INDIA

I, Mr. Subhakar D. Kotian, Partner of M/s Om sai Riddhi Siddhi Developers the developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the proposed project is being carried out and a legal valid authentication of title of such land along with an authenticated copy of the agreement between such owner and my firm of the real estate project is enclosed herewith.

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

3. That the time period within which the project shall be completed by me is 30-6-2018.

जोडपत्र - २/Annexure - II

- 7 APR 2017

मुद्रांक विक्री नोंदवही अनु. क्र. 60261 दिनांक .....

दस्ताचा प्रकार: Affidavit दस्त नोंदणी करणार आहेत का? होय/नाही

मिळकतीचे वर्णन Belapur Sec 11 Agarwal Trade Centre

मुद्रांक विकत घेणा-याचे नाव S.D. Kotian

दुस-या पक्षकाराचे नाव .....

हस्ते असल्यास त्याचे नाव व पत्ता Nihn Mhatre सही .....

मुद्रांक शुल्क रक्कम 100/-

मुद्रांक विक्रेत्याची सही व विक्रीचे ठिकाण:

दुकान क्र. ४१, प्रभात सेंटर,
सेक्टर ०१ अे, सीबीडी, बेलापुर - ४०० ६१४.

(संतोष द. वाळूसकर)
परवाना क्रमांक - १२०१०४०

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

NOTAR SUNITA R. MHATRE DIST. TH REGN GO

4. That seventy per cent of the amount realized by me 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 That the amounts from the separate account, to cover the cost of project shall be withdrawn in proportion to the percentage of completion of project.

6. That the amounts from separate account shall be withdrawn after it is verified by an engineer, an architect and a chartered accountant in practice that the withdrawl is in proportion to the percentage of completion of the project.

7. That I 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 he 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 shall take all the pending approvals on time from the competent authorities.

9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I shall not discriminate against any allottee at the time of allotment of any plot/flat/shop as the case may be on any grounds.

Mr. Subhakar D, Kotian
Deponent

Verification

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

Verified by me at Navi Mumbai on this ~~29th July~~ 14th August, 2017.

Mr. Subhakar D, Kotian
Deponent

NOTARY
SUNITA
R. MURUDKAR
DIST. THANE (MAH)
Regd. No. 10518
Exp. Dt.
1/11/2018
GOVT. OF INDIA

ATTESTED BY ME
14/08/2017
SUNITA R. MURUDKAR
B.A., LL.M., D.C.L
Regd. No. 10518
ADVOCATE & NOTARY (Govt. of India)
Sumangal C.H.S., Row House. No. 11, Sector-2,
Airoli, Navi Mumbai - 400 708, Dist - Thane (Mah.)

14 AUG 2017