



महाराष्ट्र MAHARASHTRA

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ZR 321420



FORM 'B'
[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Shri . Pandharinath Bhau Alam, Shri. Gurunath Shamrao Zunjarao , Shri. Vasant Malu jadhav, Shri. Mayur Subhash Telavane Partner Of M/S. Om Sai Developers, Partner of the proposed project duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I . Shri . Pandharinath Bhau Alam, Shri. Gurunath Shamrao Zunjarao , Shri. Vasant Malu jadhav, Shri. Mayur Subhash Telavane Partner Of M/S. Om Sai Developers, promoter of the 'Sai krishna Heights' proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

We have/has a legal title Report to the land on which the development of the proposed project is to be carried out

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.

OR

That details of encumbrances NIL including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 31.12.2026.

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.

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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5

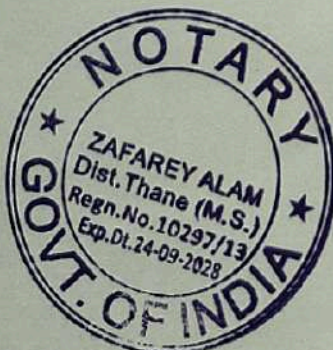
6. That, We/ promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts 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.

7. That, We/ promoter shall take all the pending approvals on time from the competent authorities.

8. That, We / 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/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under the Act.

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



OM SAI DEVELOPERS
Deponent
PARTNER

Verification

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

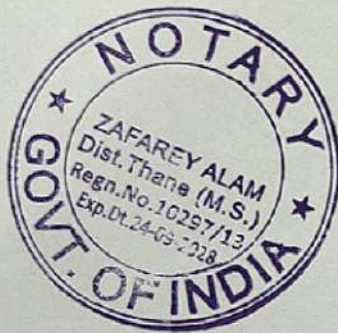
Verified by me at Murbad on this 03.09.2023

OM SAI DEVELOPERS

Deponent

[Signature]
PARTNER

[Signature]



NOTARISED

[Signature]
ZAFAREY ALAM
ADVOCATE & NOTARY

205/B, Malik Residency,
Damber Co. Rd; Opp. Tanwar Nagar,
Mumbai, Dist. Thane-400617

NOTED & REGISTERED

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Date 17 NOV 2023