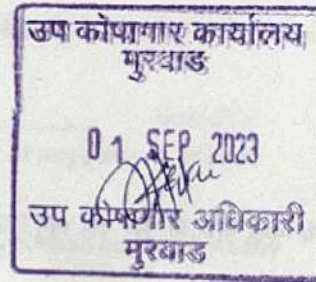




महाराष्ट्र MAHARASHTRA

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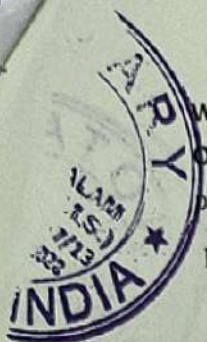
FORM 'B'

[See rule
3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of we MRS. SUVARNA SURESH TELAVANE, MR. SACHIN SURESH TELAVANE, MR. JITENDRA SURESH TELAVANE, MRS. RAKHI VINOD SHETE, MR. SUBHASH RAMCHANDRA TELAVANE, MRS. SUGANDHA RAMESH TELAVANE, MRS. JYOTI DIPAK AAMBAVANE, MR. MILIND RAMESH TELAVANE, MR. SHEKHAR RAMESH TELAVANE, MRS. SAYLI SANJESH PATKAR, MR. ASHOK HARICHANDRA TELAVANE, MR. PRADEEP HARICHANDRA TELAVANE, MRS. SHUBANGI SUBHASH TELAVANE, MRS. RASHMI KIRAN DALAL, MRS. POONAM VIRAM ROTHE, MR. MAYUR SUBHASH TELAVANE, MR. RAJENDRA DATTATARYA TELAVANE, MR. NILESH DATTATARYA TELAVANE, MRS. SUCHITA ASHOK MALBARI, MRS. VIJAYTA VIJAY ROTHE, MRS. NEHA NITIN KHIMATRAO, MRS. VAISHALI SANJAY TELAVANE, MR. SUBHAM SANJAY TELAVANE

At, Village- Murbad, Tal. Murbad, Dist. Thane.



We Are the land owners of the land proposed project being carried by M/S. Om Sai Developers, (duly authorized by promoters of the 'Sai Krishna Heights' 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.

- 1) MRS. SUVARNA SURESH TELAVANE,
- 2) MR. SACHIN SURESH TELAVANE,
- 3) MR. JITENDRA SURESH TELAVANE,
- 4) MRS. RAKHI VINOD SHETE,
- 5) MR. SUBHASH RAMCHANDRA TELAVANE,
- 6) MRS. SUGANDHA RAMESH TELAVANE,
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- 19) MRS. SUCHITA ASHOK MALBARI,
- 20) MRS. VIJAYTA VIJAY ROTHE,
- 21) MRS. NEHA NITIN KHIMATRAO,
- 22) MRS. VAISHALI SANJAY TELAVANE,
- 23) MR. SUBHAM SANJAY TELAVANE

Through its Power Of Attorney Holder M/S. Om Sai Developers,
Through its Partner

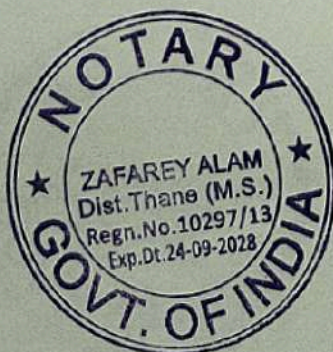
- 1) Mr. Pandharinath Chau-Alam (Partner),

- 2) Mr. Gurunath Shamrao Zunjarao (Partner),

- 3) Mr. Vasant Malu jadhav (Partner),

- 4) Mr. Mayur Subhash Telavane (Partner),

Deponent



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 us at Murbad on this 03.09.2023

- 1) MRS. SUVARNA SURESH TELAVANE,
- 2) MR. SACHIN SURESH TELAVANE,
- 3) MR. JITENDRA SURESH TELAVANE,
- 4) MRS. RAKHI VINOD SHETE,
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- 23) MR. SUBHAM SANJAY TELAVANE

Through its Power Of Attorney Holder M/S. Om Sai Developers,
Through its Partner *P.K.P.C.*

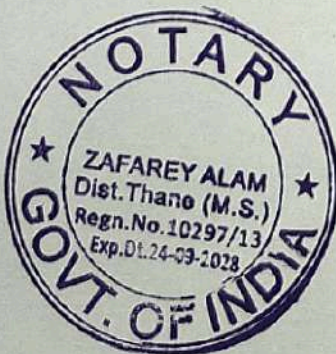
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2) Mr. Gurunath Shamrao Zunjarao (Partner),

3) Mr. Vasant Malu jadhav (Partner),

4) Mr. Mayur Subhash Telavane (Partner),

Deponent



NOTARISED
Zafarey Alam
ZAFAREY ALAM
ADVOCATE & NOTARY
205/B, Malik Residency,
Damber Co. Rd; Opp. Tanwar Nagar,
Ausa, Mumbra, Dist.-Thane-400612

NOTED & REGISTERED
Page No. 195 Sr. No. 2572
Date 17 **NOV 2023**