भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

रुपये Rs. 500

INDIA NON JUDICIAL

NOTARY ADV. PRATIBHA C. SATHE THANE MAHARASHTRA REG. NO. 16076 GOVERNMENT OF INDIA

महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ BU 439124

Treasury Allotment Date and No. 30.01.2023 (BU 439124)	Serial No. 1200 / 23 Date : 03/02/2023
Nature of Document/Article No.	Declaration
Whether it is to be Registered	If Registrable Name of S.R.O
Property Description in brief	As per the Document
Stamp Purchaser's Name	Oyster Saket Infrastructure
If through other person then Name & Address	Chandrakant Kasat Andheri
Name of the other Party	
Stamp Duty Amount	Rs.500/-
Stamp Purchaser's Signature and Date	Shri **Jay R. Birwadkar,** Stamp Vendor, Ls. No. 1206030 Kumbhar Chawl, Netivali, Kalyan (E) 421 306 (ph) 0251-2350034

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन सहा महीन्यात वापरणे बंधनकारक आहे.

उप कोषागार कार्यालय कल्याण

उप कोषागार अधिकारी कल्याण

30 JAN 2023

FORM "B"

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

AFFIDAVIT CUM DECLARATION

For Oyster Saket Infrastructure

Authorised Signatory.

20रु. भारत बीस रुपे 5रु. कोर्ट फी COURT FEE Rs.5 भारत INDIA पाँच रुपये FIVE RUPEES

Affidavit cum Declaration of **M/s. Oyster Saket Infrastructure** represented by its Co-Venturer M/s. Saket Group of Aawas Nirman and Co-Venturer M/s. Oyster Infrastructure Private Limited, the promoter of the proposed **Building Type A** (Which will be numbered as **Building 1** in the process of revision) in project **"NATURE VISTA"** duly authorized by the promoter of the proposed project, vide their authorization dated 16/11/2010.

We **M/s. Oyster Saket Infrastructure** represented by its Co-Venturer M/s. Saket Group of Aawas Nirman and Co-Venturer M/s. Oyster Infrastructure Private Limited, promoter of the proposed project duly authorized do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title Report 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 project land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter in the stipulated time as mentioned in the registration of project;
   i.e. 31/12/2028

4. That seventy percent of the amounts realized by the 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 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

For Oyster Saket Infrastructure

Authorised Signatory.

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 the promoter shall take all the pending approvals on time from the competent authorities.

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

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

For M/s. Oyster Saket Infrastructure

For Oyster Saket Infrastructure

Authorised Signatory.

Deponent (Co-Venturer)

Verification

The contents of the above affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at **Kalyan** on this 28th day of June **2023.**

BEFORE ME

PRATIBHA C. SATHE
Advocate & Notary
GOVT. OF INDIA
Reg. No. 16076

30 JUN 2023

Sr.No. A-5111492512023

For M/s. Oyster Saket Infrastructure

For Oyster Saket Infrastructure

Authorised Signatory.

Deponent (Co-Venturer)