



महाराष्ट्र MAHARASHTRA

2022

BW 372973

Treasury Allotment Date and No. 07.07.2023 (BW 372973)

Nature of Document/Article No.

Whether it is to be Registered

Property Description in brief

Stamp Purchaser's Name

If through other person then Name & Address

Name of the other Party

Stamp Duty Amount

Stamp Purchaser's Signature and Date

Serial No. 3002 / 23 Date : 14/07/2023

Declaration

If Registrable Name of S.R.O

As per the Document

Oyster Saket Infrastructure
Chandrakant Karat Kpn

Rs.500/-

Shri Jay R. Birwadkar, Stamp Vendor, Ls. No. 1206030

Kumbhar Chawl, Netivali, Kalyan (E) 421 306 (ph) 0251-2350034



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

उप क्राषाणार अधिकारी

कल्याण

FORM "B"

18 JUL 2023

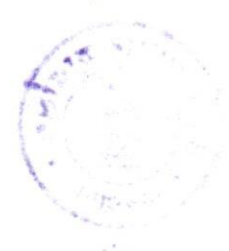
7 JUL 2023

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE CO-PROMOTER (LANDOWNER) OR ANY
PERSON AUTHORIZED BY THE CO-PROMOTER (LANDOWNER)

AFFIDAVIT CUM DECLARATION



GOVT. OF INDIA
22/09/2023

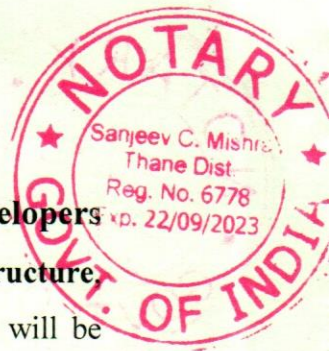


NOT FOR SALE

NOT FOR SALE

GOVT. OF INDIA

NOT FOR SALE



Affidavit cum Declaration of **M/s. Anjaneya Land and Property Developers** represented through its Power of Attorney holder **M/s. Oyster Saket Infrastructure**, the Co-promoter (Landowner) 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 Co-promoter (Landowner) of the proposed project, vide their authorization dated 18/01/2011.

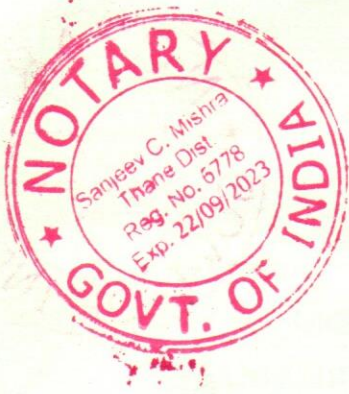
We **M/s. Anjaneya Land and Property Developers** represented through its Power of Attorney holder **M/s. Oyster Saket Infrastructure**, Co-promoter (Landowner) of the proposed project duly authorized do hereby solemnly declare, undertake and state as under:

1. That the Co-promoter (Landowner) 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 co-promoter (Landowner) 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 Co-promoter (Landowner) 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 Co-promoter (Landowner) 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 Co-promoter (Landowner) 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 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 Co-promoter (Landowner) shall take all the pending approvals on time from the competent authorities.
8. That the Co-promoter (Landowner) 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 Co-promoter (Landowner) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Co-promoter (Landowner) shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be.

M/s. Anjaneya Land and Property Developers

Na
**M/s. Oyster Saket Infrastructure
(Power of Attorney Holder)**

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 **17th** day of **June 2023**.

1.

M/s. Anjaneya Land and Property Developers

BEFORE ME

Na
**M/s. Oyster Saket Infrastructure
(Power of Attorney Holder)**



Sanjeev Kr. C. Mishra
**Sanjeev Kr. C. Mishra
NOTARY
Government Of India
Thane-Dist**

18 JUL 2023 18 JUL 2023

3.No. 111 P.No. 18
Notary Register 0.6 Date 18-7-23