भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

INDIA

NON JUDICIAL

NOTARY GOVT. OF INDIA ASHOK C. FANDE Thane-Dist. Regd. No. 10128

9 JAN 2024

महाराष्ट्र MAHARASHTRA ◑ 2023 ◑

67AA 082171

उपकोषागार कार्यालय

9 JAN 2024

19 DEC 2023

लिपिक

उप कोषागार कार्यालय, उल्हासनगर, जि.ठाणे

19/12/2023

NOTARY GOVT. OF INDIA

Rs.10 TEN RUPEES INDIA

1 FEB 2024

FORM -'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit-cum-Declaration of **Mr. Sudhir Madhukar Gadkar** Chairman of OM GURUKRUPA CO-OP HOUSING SOCIETY LTD, that undertakes proposed project – **"OM GURUKRUPA CO-OP HOUSING SOCIETY LTD"**

I, **Mr. Sudhir Madhukar Gadkar** Chairman and Authorised Signatory of the proposed project- **Om Gurukrupa Co-Op Housing Society Ltd**. do hereby solemnly declare, undertake and state as under:

1. That, Promoter has a legal title 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 said land is free from all encumbrances.

3. The Promoter undertakes to complete the project on or before **31/03/2027**.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project/ with Rule 5.

7. That, I / 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.

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

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

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

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this ....1st..... day of....Feb....2024

Deponent



Explained & Identified by me

1 FEB 2024

Witness Shodage

Name - Shweta Anil Hodage

Add - 703, Shashwat Park - II, Near Deepali Park, Valivali, Badlapur (W) 421503

ATTESTED BY ME

ASHOK C. FANADE
B.Com., M.A., LL.B
Advocate & Notary
Government of India
Dist. Thane.