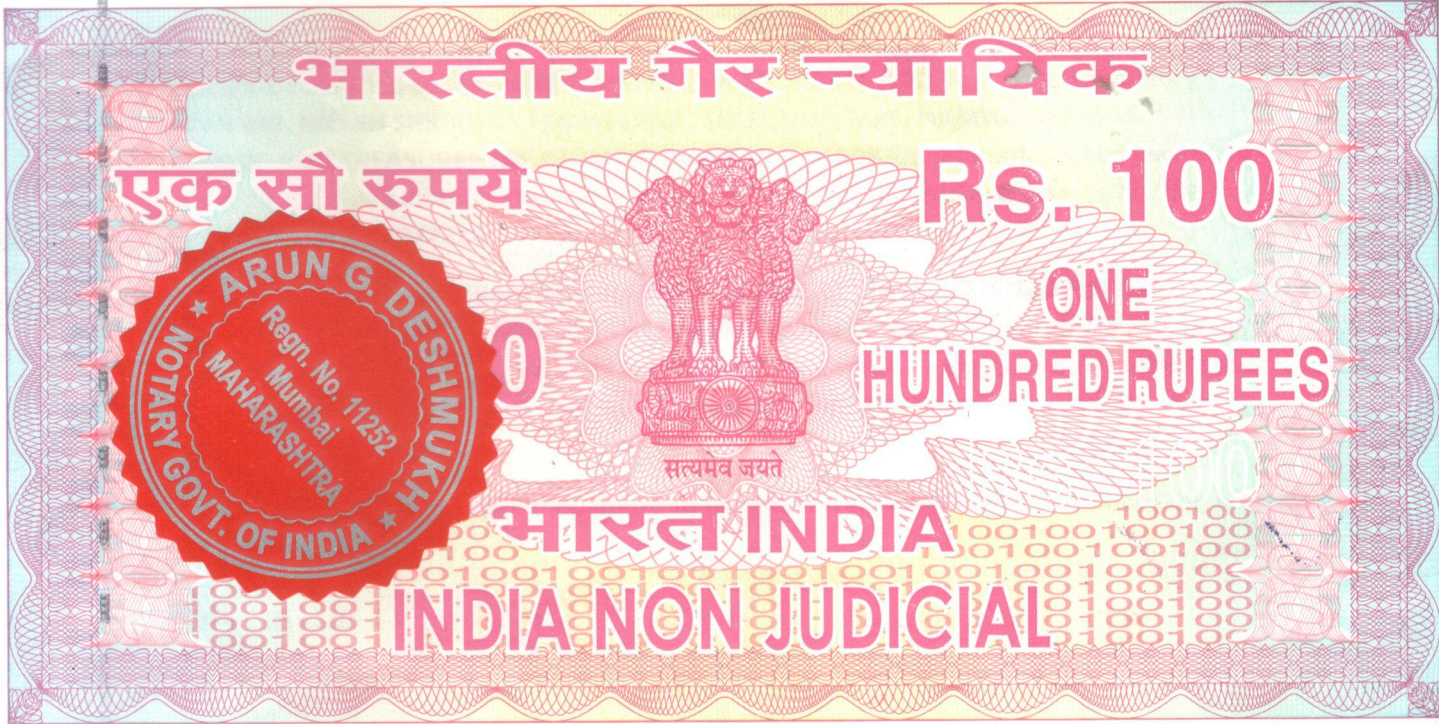


28 MAR 2024



महाराष्ट्र MAHARASHTRA 28 MAR 2024 2023
जोडपत्र - २/Annexure-II

93AA 705340

Nature of document/ Article No.	९
Whether it is to be Registered	-
If Registrable Name of S.R.O	-
Property Description in brief	-
Consideration Amount	-
Stamp Purchaser's Name	Kalpesh D. Jain
Name of the other Party	-
If through other person then Name & Address	Self Badlapur
Stamp Duty Amount	1001-९
Serial No. /Date	2425, 28 MAR 2024
Stamp Purchaser's sign/Date	[Signature], 28 MAR 2024



13 MAR 2024

लिपिक
उप कोषागार कार्यालय, उत्तमनगर, जि. ठाणे

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी
त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६
महिन्यात वापरणे बंधनकारक आहे.



28 MAR 2024

RAVINDRA W. JADHAV
STAMP VENDOR

Gurukrupa, Opp. Forest Office,
Station Pada, Kulgaon, Badlapur
Lic. No. 1212013

FORM - 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit-cum-Declaration of JAI SHREE OMKARESHWAR SADAN AND Authorized Signatory CHAIRMAN MR. NILESH SHRIRANG PACHARANE , SECRETARY MRS. NAMITA RAMDAS MANDAVKAR AND TREASURER MR. RAMESH SHANKAR AAKADKAR. Promoter (Land Owner) of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29/03/2024;

I, CHAIRMAN MR. NILESH SHRIRANG PACHARANE , SECRETARY MRS. NAMITA RAMDAS MANDAVKAR AND TREASURER MR. RAMESH SHANKAR AAKADKAR. AND Authorized Signatory of JAI SHREE OMKARESHWAR SADAN Promoter of the proposed project / duly authorized of the 'OM ANANT PALACE' proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / DIRECTOR have a legal title Report to the land on which the development of the project is proposed
OR
2. 'OM ANANT PALACE' have 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. That the said land Development agreement registration no. UHN2/8327/2023 Dated 14/06/2023 and land owner name is MRS. SNEHA AVINASH PATKAR, MR. NILESH SHRIRANG PACHARANE , MR. GANPATI DATTARAM PANSHIKAR, MRS. NAMITA RAMDAS MANDAVKAR , MR. HIRAMAN KUNDALIK PAWAR, MRS. SULBHA VINOD GODBOLE, MRS. SUMATI MADHUKAR KAMBALE, MRS. NEELA YASHWAT JOSHI, MR. SANTOSH BHAU SHINGALE, MR. ANIL KUMAR RAJPAL SINGARIYA, MR. DILIP BHALCHAND SAMEL, MR. RAMESH SHANKARRAO AAKADKAR, MR. PRAMOD DNYANESHWAR VIDHATE , MRS. RANJANA SHIVAJI SONAWANE, MRS. SEEMA SURYANAKT KAGINKAR, MRS. MANISHA VASANT MATOLE , MR. SUBHASH SADASHIV JADHAV & Developed By M/s YOGESHWAR DEVELOPERS PARTNER MR. GANESH YASHWANT BHOSALE .

3. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is 31/03/2029.
4. That, seventy per cent of the amounts realized 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.
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



Affidavit-cum-Declaration of **JAI SHREE OMKARESHWAR SADAN** AND Authorized Signatory **CHAIRMAN MR. NILESH SHRIRANG PACHARANE , SECRETARY MRS. NAMITA RAMDAS MANDAVKAR AND TREASURER MR.RAMESH SHANKAR AAKADKAR.** Promoter (Land Owner) of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **29/03/2024**;

I, **CHAIRMAN MR. NILESH SHRIRANG PACHARANE , SECRETARY MRS. NAMITA RAMDAS MANDAVKAR AND TREASURER MR.RAMESH SHANKAR AAKADKAR.** AND Authorized Signatory of **JAI SHREE OMKARESHWAR SADAN** Promoter of the proposed project / duly authorized of the '**OM ANANT PALACE**' proposed project, do hereby solemnly declare, undertake and state as under:

1. That, I / DIRECTOR have a legal title Report to the land on which the development of the project is proposed
OR
2. '**OM ANANT PALACE**' have 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. That the said land Development agreement registration no. **UHN2/8327/2023** Dated **14/06/2023** and land owner name is **MRS.SNEHA AVINASH PATKAR, MR. NILESH SHRIRANG PACHARANE , MR. GANPATI DATTARAM PANSHIKAR, MRS. NAMITA RAMDAS MANDAVKAR , MR. HIRAMAN KUNDALIK PAWAR, MRS. SULBHA VINOD GODBOLE, MRS. SUMATI MADHUKAR KAMBALE, MRS. NEELA YASHWAT JOSHI, MR. SANTOSH BHAU SHINGALE, MR. ANIL KUMAR RAJPAL SINGARIYA, MR. DILIP BHALCHAND SAMEL, MR. RAMESH SHANKARRAO AAKADKAR, MR. PRAMOD DNYANESHWAR VIDHATE , MRS. RANJANA SHIVAJI SONAWANE, MRS. SEEMA SURYANAKT KAGINKAR, MRS. MANISHA VASANT MATOLE , MR.SUBHASH SADASHIV JADHAV & Developed By M/s YOGESHWAR DEVELOPERS PARTNER MR. GANESH YASHWANT BHOSALE .**

3. That, the said land is free from all encumbrances.
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4. That, seventy per cent of the amounts realized 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.
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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.
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



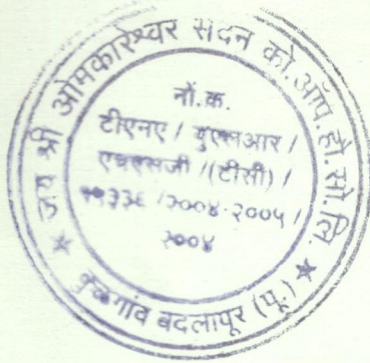
amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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



ने.श.भांडवकर B-11 क 2
Reshma

जय श्री ओमकारेश्वर सदन को.ऑप.हौ.सो.लि

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 By me at Badlapur on this day of FRIDAY, 29/03/2024.

Deponent



ने.श.भांडवकर B-11 क 2
Reshma

जय श्री ओमकारेश्वर सदन को.ऑप.हौ.सो.लि



ATTESTED BY ME

ARUN G. DESHMUKH
REGD No. 11252 B.Com., LL.B.
ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA