

महाराष्ट्र MAHARASHTRA ◐ 2023 ◐ 93AA 119534

- 5 JUN 2024

अप्पर कोषागार अधिकारी
पनवेल रायगड

NOTARY
Adv. Sujata J. Patil
Dist. Thane (Mah.)
Reg. No. 15128
Exp. Date:
17/10/2024
Govt. of India

Affidavit cum Declaration

Affid avit cum declaration of the "**M/s. Om Developers through its proprietor Dinesh Laxman Sonawane"** Promoter of the project **"Swami Datta Krupa"** bearing **"S. No. 110/1/A/1/B/3, Plot No. 2 and S. No. 110/1/A/1/B/16, Plot No. 3, Sector No. 3, Village- Chikanghar, situated at Beturkar Pada, Tal- Kalyan, Dist- Thane-421301".**

I **"M/s. Om Developers through its proprietor Dinesh Laxman Sonawane"** promoter of the project **"Swami Datta Krupa"** bearing **"S. No. 110/1/A/1/B/3, Plot No. 2 and S. No. 110/1/A/1/B/16, Plot No. 3, Sector No. 3, Village- Chikanghar, situated at Beturkar Pada, Tal- Kalyan, Dist- Thane-421301",** do hereby solemnly declare, undertake and state as under:

1. I have the legal title report to the land on which the development of the project is proposed.

2. The Project land is free from all encumbrances.

For OM DEVELOPERS

Proprietor

3. That the time period within which the project shall be completed by us on or before **09/09/2026.**

4. Seventy Percent of the amounts to be realised hereinafter by me 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. The amount from separate account shall be withdrawn in accordance with RERA Rule 5.

6. **I** 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. **I** shall take all the pending approvals on time, from the competent authorities.

8. **I** shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.

9. **I** have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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

For OM DEVELOPERS

Proprietor

Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at _____ on this _____ day of _____

For OM DEVELOPERS

Deponent Proprietor

NOTARY Adv. Sujata J. Patil Dist. Thane (Mah.) Reg. No. 15128 Exp. Date: 17/10/2024 Govt. of India

ATTESTED BY ME

ADVOCATE & NOTARY
Sujata J. Patil B.A.LL.B.
Visava CHS, Plot No. E-124, Room No.13,
Sec-12, Kharghar, Navi Mumbai-410210
Mob.: 8879410483

16 JUL 2024