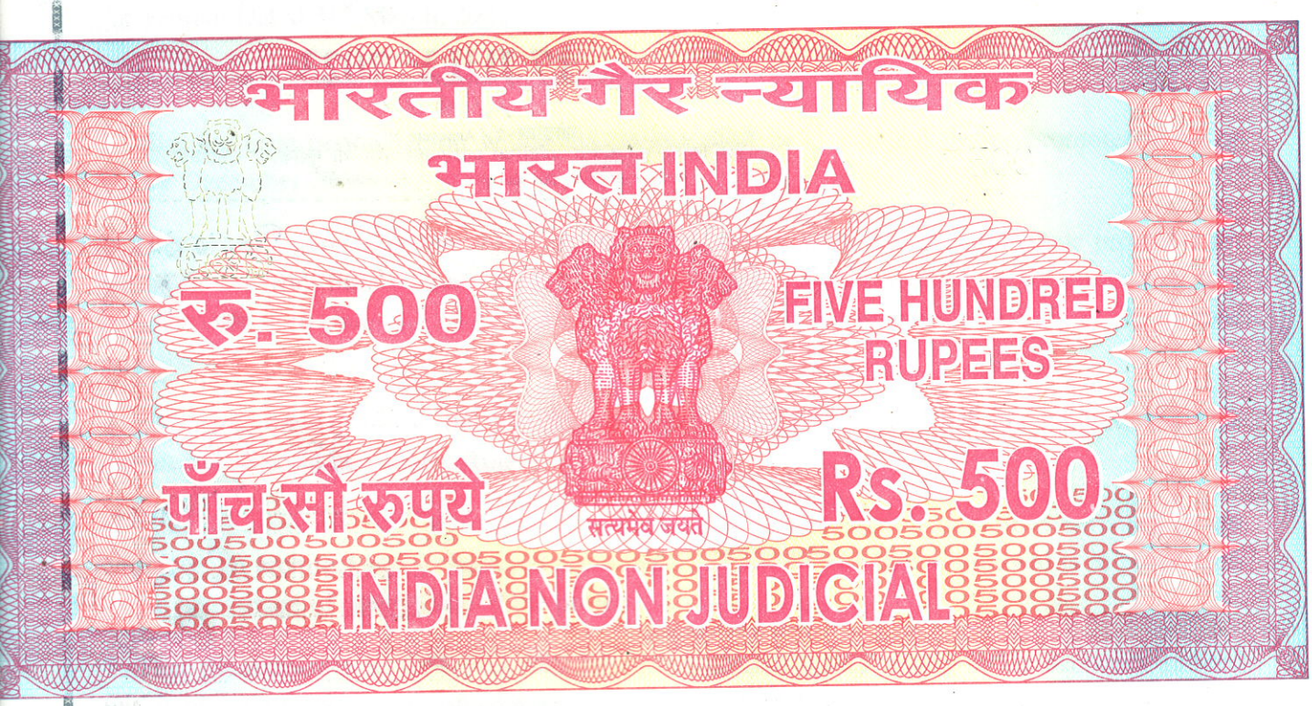
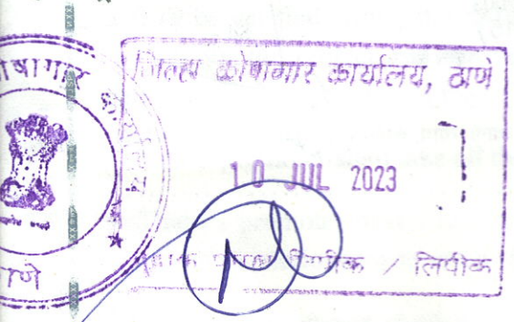


महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ BZ 341275







FORM B

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Krishnarav Shantaram Pawar, Chairman and Mr. Namdev Sawant Hon. Secretary of Premanand Sahakari Gruh Nirman Sanstha Maryadit (**SOCIETY**) duly authorized by the Society do hereby say that the Society has accorded redevelopment rights to the Developer/ **Promoter** M/s Om Sai SSS Developers Thanethe **promoter** of the proposed redevelopment project **"Sai Kutir Ressidency"**, to be constructed on land having CTS No 356(pt) in Hariyali Village, Kannamwar Nagar-2, Vikhroli- East, vide the Development Agreement dated 31st March, 2022.

I, Mr. Namdev Sawant Secretary of Premanand CHSL, Duly authorized do herebysolemnly declare, undertake and state as under:

1. That the Premanand Sahakari Gruh Nirman Sanstha Maryadit has a legal title to the land on which the development of the project is proposed to be carried out by Om Sai SSS Developers

K S Pawar





Thane. The developer is entitled to undertake development by virtue of registered Development Agreement Dated 31st March, 2022

2. 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 on or before December 2026.

4. That seventy percent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in accordance with Rule 5.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the promoter ie. OM SAI SSS DEVELOPERS THANE 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 utilised 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 competentauthorities.

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 anyapartment, plot or building, as the case may be

Verification

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

Verified by us at MUMBAI on this ___ day of July, 2023.

K.S. Pawar

MR. KRISHNARAV SHANTARAM PAWAR

Chairman

MR. NAMDEV SAWANT

Hon. Secretary

PREMANAND SAHAKARI GRUH NIRMAN SANSTHA MARYADIT

For Om Sai SSS Developers Thane

Partner

OM SAI SSS DEVELOPERS THANE

THANE

BEFORE ME
NOTARY
18/07/2023

Dilip N. Salve
ADVOCATE & NOTARY
238/9320, Manas CHS, Kannamwar Nagar
2, Vikhroli (E), Mumbai - 400 083

NOTARY
Dilip N. Salve
Vikhroli
Dist. Mumbai Mah.
Regn. No. 9035
Exp. 21-10-2026
GOVT. OF INDIA

NOTED & REGISTERED
Page No. 199 Sr. No. 2019
Date: 18/07/2023