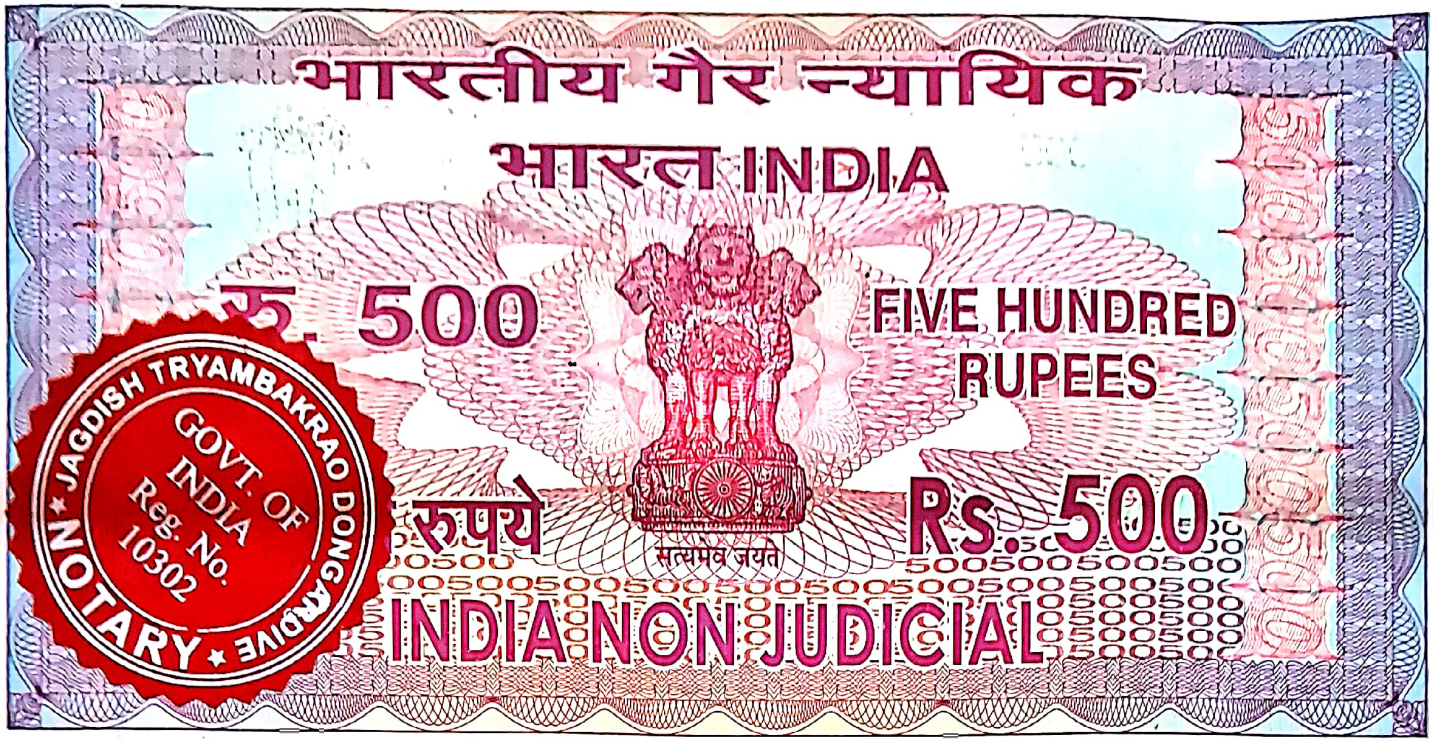


महाराष्ट्र MAHARASHTRA ◐ 2022 ◐ BX 048790

Sub-Treasury Officer, Vasai.
25 MAY 2022
Sub-Treasury Officer, Vasai.

JAGDISH TRYAMBAKRAO DONGARDIVE
GOVT. OF INDIA
Reg. No. 10302
NOTARY

FORM 'B'

[See rule3(6)]

Affidavit cum Declaration

25-5-22

Affidavit cum Declaration of Mr. Tarun Dave, sole proprietor of Om Construction ("**Promoter**"), promoter of the proposed project "Maruti Residency"

I Mr. Tarun Dave, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter 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 promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.

3716

26 MAY 2023

26-5-23

जोडपत्र - १/Annexure - I

फक्त प्रतिज्ञापत्रासाठी / ONLY FOR AFFIDAVIT

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक दिनांक
(Serial No. / Date)

२. मुद्रांक विकत घेणाऱ्याचे नांव, रहिवासाचा पत्ता व सही
(Stamp Purchaser's Name,
Place of residence & Signature

ASHOK M. PANDYA
ADVOCATE HIGH COURT
C-6, Diamond Apt., Behind Diamond Cinema,
L.T. Road, Borivali (West), Mumbai - 400 092.

३. परवानाधारक मुद्रांक विक्रेत्याची सही
व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

श्री. शौकत विंझोलकर
१२०३०१०, बोरीवली (प)

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

JAGDISH TRYAMBAK NOTARY
Reg. 103.

3. That the time period within which the project shall be completed by promoter is 30/06/2025.
4. (a) For new projects:
   That seventy per cent of the amounts to be realized by the 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 That the amounts from the separate account will be withdrawn in accordance with Rule 5.
6. That I/ the promoter 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 I the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter 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 Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

OM CONSTRUCTION

Proprietor

Deponent

VERIFICATION

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

OM CONSTRUCTION

Proprietor

Deponent

Verified by me at Mumbai on 21 day of June, 2023

JAGDISH TRYAMBAKRAO DONGARDIVE NOTARY GOVT. OF INDIA Reg. No. 10302

ATTESTED BY ME

21 JUN 2023

JAGDISH TRYAMBAKRAO DONGARDIVE
ADVOCATE & NOTARY, (GOVT. OF INDIA)
Ganesh Chawl Committee, Kranti Nagar,
Topadpatti, Akurli Road, Kandivali (East)