

महाराष्ट्र MAHARASHTRA ◐ 2024 ◐ DC 609220

Sub-Treasury Office
Vasai
29 APR 2025
Addl. Treasury Officer

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

FORM B

[See Rule 3(6)]

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 the **"Om Construction"** Promoter of the project **"Maruti Residency" Situated at: Plot Bearing / CTS / Survey / Final Plot No.: 541D, 540C, 544 at Eksar, Borivali, Mumbai Suburban, 400103.**

"Om Construction" promoter of the project **"Maruti Residency" Situated at: Plot Bearing / CTS / Survey / Final Plot No.: 541D, 540C, 544 at Eksar, Borivali, Mumbai Suburban, 400103** do hereby solemnly declare, undertake and state as under:

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

6 MAY 2025

जोडपत्र-1/ Annexture-I

फक्त प्रतिज्ञापत्रासाठी

मुद्रांक विकत घेणाऱ्याचे नाव, ठिकाण व सही Tarun Dave

मुद्रांक विक्री नोंदवही अनुक्रमांक / दिनांक

मथुरी आर. टोपी प. क्र. 1202011 शांती कुटीर

तुळींज रोड, दुकान नं. 08 नालासोपारा (पूर्व) R

शासकीय कार्यालयासमोर न्यायालयासमोर प्रतिज्ञापत्र सादर करण्यासाठी मुद्रांक [illegible] आवश्यकता नाही. शासन आदेश दि. 01. 07. 2014 [illegible] [illegible] मुद्रांक खरेदी केला [illegible] त्याच कारणासाठी मुद्रांक खरेदी [illegible] व अहिल्यात वापरणे बंधनकारक आहे

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GOVT. OF INDIA
Reg. No. 103
NO



2. The Project land is free from all encumbrances except the encumbrance legal mentioned below

Sr No	Name of the Court	Case Type	Petition Type	Case Number	Year	Whether any Preventive/ Injunction/ Interim Order is Passed	Present Status
1	CIVIL COURT DINDOSHI	Civil	Suit	1015/2023	2023	No	Pending
2	CITY CIVIL COURT	Civil	Suit	CIVIL SUIT/0001735/2022	2022	No	Pending
3	SPECIAL DISTRICT MAGISTRATE	Civil	Appeal	250 oF 2022	2022	No	Disposed Off

3. That the time period within which the project shall be completed by us on or before **31-12-2025.**

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 The amount from separate account shall be withdrawn in accordance with RERA Rule

6. **We** 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. **We** shall take all the pending approvals on time, from the competent authorities.

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

10. **We** 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.

Verified by us at **Mumbai** on this **10th May** of **2025.**

ATTESTED BY ME

OM CONSTRUCTION

Proprietor

Deponent

JAGDISH TRYAMBAKRAO DONGARDIVE
Advocate High Court & Notary, (Govt of India)
Rahul Chawl Committee, Kranti Nagar,
Akurli Road, Kandivali (East),
Mumbai-400 101.

10 MAY 2025.

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