माहिती सुविधा केंद्र,तहसिल नागपूर

पावती (Receipt

टोकन कमांक	\ Token No.	230820185509831
दिनांक	\ Transaction Date	23-08-2018
विषय	\ Subject	शपथपत्र
प्रकरण किंमत	\Appln Cost	Rs. 0
सेतु फी	\ Setu Cost	Rs. 20/-
किंमत \ Total Amount		Rs. 20/-
कर (18.0%)\ Tax No.		Rs.4.00
एकुण किंमत \ Net Amount		Rs. 24/-

स्वाक्षरी / Sign

This token is valid for today only

5509831

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2018 ◑

NAGPUR TREASURY
TN 580737
13 AUG 2018
Stamp Head Clerk / Sr. Clerk

BEFORE THE EXECUTIVE MAGISTRATE, NAGPUR

FORM 'B'

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

Affidavit cum Declaration

Affidavit cum Declaration of M/S Oshian Realtors India Private Limited promoter of the proposed project Ecstacy situated on the plots kh. No. 12/1 Mouza-Jamtha Taluka and Dist Nagpur duly authorized its Director Mr. Sudhir Maltesh Pyati by the promoter of the proposed project, vide its/his/their authorization dated 23.08.2018

I, MR. Sudhir Maltesh Pyati Director of Oshian Realtors India Private Limited promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

   OR

   Sudhir Maltesh Pyati have / has a legal title 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.

2. That the project land is free from all encumbrances
   OR
   That details of encumbrances NIL including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter is from the date of registration of project.
4. a) For new projects:
   That seventy percent 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.

   b) For ongoing project on the date of commencement of the Act
   i) That seventy percent of the amounts to be realized hereinafter 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.

   OR

   ii) That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amount from the separate account shall be withdrawn in accordance with rule 5.
6. That I/ 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.
7. That I/ the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant 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/ the promoter shall take all the pending approvals on time, from the competent authorities.

9. That I/the promoter have furnished such other documents as have been prescribe 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, on any grounds.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. If the above information found false or incorrect I shall be punishable of u/s 199 & 200 of IPC.

Verified by me at Nagpur on this 23rd day of August 2018.

Deponent

Date- 23/08/2018

Y. Ramteke

Yashodhara Y Ramteke
Advocate
B.Sc. LL.M
D.B.A. 214 Nagpur

माहिती व सुविधा केंद्र , तहसिल नागपुर



SUDHIR M PYATI
NAGPUR

Agreed and Sworn before me on this

23-August-18 by **SUDHIR M PYATI**

has been identified by **Advocate**

whose signature(s) is/are here with appended.

Affidavit No. **63410 of 8 / 2018**

EXECUTIVE MAGISTRATE * NAGPUR (CITY) *

Executive Magistrate
Nagpur

Details Entered by \ amita

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