

माहिती सुविधा केंद्र, तहसिल नागपूर

पावती / Receipt



| Token No.

200320195506301

| Transaction Date

20-03-2019

| Subject

शपथपत्र

| Appln Cost

Rs. 0

| Setu Cost

Rs. 20/-

Rs. 20/-

Rs. 4.00

Rs. 24/-

टोकन क्रमांक

दिनांक

विषय

प्रकरण किंमत

सेतु फी

किंमत | Total Amount

कर (18.0%) | Tax No.

एकूण किंमत | Net Amount

This token is valid for today only



5506301

स्वाक्षरी / Sign

[Signature]



महाराष्ट्र MAHARASHTRA

2018



BEFORE THE EXECUTIVE MAGISTRATE, NAGPUR

FORM 'B'
[See rule 3(6)]

Declaration, supported by an Affidavit, which shall be signed by the Promoter of any person authorized by the promoter

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sudhir M. Pyati, duly authorized by the promoter of the proposed project, M/s Oshian Realtors India Private Limited, vide its authorization dated 19-03-2019;

Sudhir M. Pyati, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title report to the land on which the development of the project is proposed

OR



15/02/2019

15/02/2019



पञ्जाब प्रशासन
(Nature of document)
दस्तावेज का प्रकार ?
(Whether)
क्या यह दस्तावेज सच है ?
Yes / हाँ

पञ्जाब प्रशासन
(Proprietor)
मालिक का नाम ?
(Proprietor)
मालिक का पता ?
(Stamp)
पञ्जाब प्रशासन का मुहर और हस्ताक्षर ?
(Through)
मालिक के द्वारा या अन्य व्यक्ति के द्वारा ?
Address & Signature
पता और हस्ताक्षर ?
Date
दिनांक ?
25 FEB 2019
(Stamp)
मुहर और हस्ताक्षर ?
(Stamp)
मुहर और हस्ताक्षर ?
(Serial No. / Date)
क्रमांक और तिथि ?
पञ्जाब प्रशासन का मुहर और हस्ताक्षर ?
पञ्जाब प्रशासन का मुहर और हस्ताक्षर ?

पञ्जाब प्रशासन
(Nature of document)
दस्तावेज का प्रकार ?
(Whether)
क्या यह दस्तावेज सच है ?
Yes / हाँ

पञ्जाब प्रशासन
(Proprietor)
मालिक का नाम ?
(Proprietor)
मालिक का पता ?
(Stamp)
पञ्जाब प्रशासन का मुहर और हस्ताक्षर ?
(Through)
मालिक के द्वारा या अन्य व्यक्ति के द्वारा ?
Address & Signature
पता और हस्ताक्षर ?
Date
दिनांक ?
25 FEB 2019
(Stamp)
मुहर और हस्ताक्षर ?
(Stamp)
मुहर और हस्ताक्षर ?
(Serial No. / Date)
क्रमांक और तिथि ?
पञ्जाब प्रशासन का मुहर और हस्ताक्षर ?
पञ्जाब प्रशासन का मुहर और हस्ताक्षर ?

Promoter has a legal title report 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 authentication 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_____ including dues and litigation 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 from the date of registration of project.

4. (a) For new projects:

That seventy per cent 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.

- (b) For ongoing project on the date of commencement of the Act

- (i) That seventy per cent of the amounts to be realised 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.

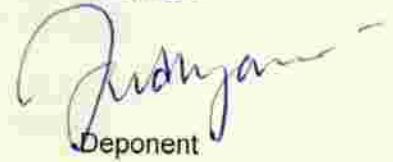
OR

- (ii) That entire of the amounts to be realised hereinafter by me/ promoter for the real estate project for 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 amounts from the separate account shall be withdrawn in accordance with Rule 5.

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

7. That 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 the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



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 me at Nagpur on this 19TH day of March 2019.



Deponent



Advocate
LATE C. S. SHINDE



माहिती व सुविधा केंद्र , तहसिल नागपुर



SUDHIR M PYATI
NAGPUR

Agreed and Sworn before me on this

20-March-19 by SUDHIR M PYATI

has been identified by Advocate

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

Affidavit No. 85692 of 3 / 2019




Executive Magistrate
Nagpur

Details Entered by \prachi



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