



महाराष्ट्र MAHARASHTRA

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NOTARIAL REG.

ENTRY NO.

DATE

144
6/1/2019

NAGPUR TREASURY

VZ 757876

3 1 DEC 2019

Stamp Head Clerk / Sr. Clerk

Affidavit cum Declaration

Mr. Abhijeet Vishnugopal Shahu of M/s Om Satyam Buildcons Pvt. Ltd., Promoter of the proposed project "Satyam Orchid".

Mr. Abhijeet Vishnugopal Shahu Promoter of the proposed project, do hereby solemnly declare, undertake and state as under;

- 1) That the Promoter has a legal title to the land on with the development of the proposed project is to be carried.

AND

A legally valid authentication of Title of such land is enclosed herewith.

- 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 3 years.
- 4) That seventy percent of the amount released 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- 5) That the amount from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
- 6) That the amount from the separate account shall be withdrawn after it certified by an engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the completion of the project.
- 7) That I/Promoter shall get accounts audited within six months after the end of every financial year by a Chartered Accountant in practice and shall produce a statement of account dully 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 a compliance with the proportion to the percentage of the completion of the project.
- 8) That I/Promoter shall take all the pending approval on time from the competent authorities.
- 9) That I/Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the act.
- 10) That I/Promoter shall not discriminated against any allottee at the time of Allotment of any apartment, plot of building as the case may be on any grounds.

Deponent

(Mr. Abhijeet Vishnugopal Shahu)

VERIFICATION

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there from.



AFFIDAVIT / SOLEMN
BY Abhijeet Shahu
WHO IS PERSONAL
TO ME / IDENTIFIED BY
BEFORE ME THIS THE 6
DAY OF Jan 2010
AT NAGPUR Shahu

NOTARY
NAGPUR DIST. (M.S.) INDIA

