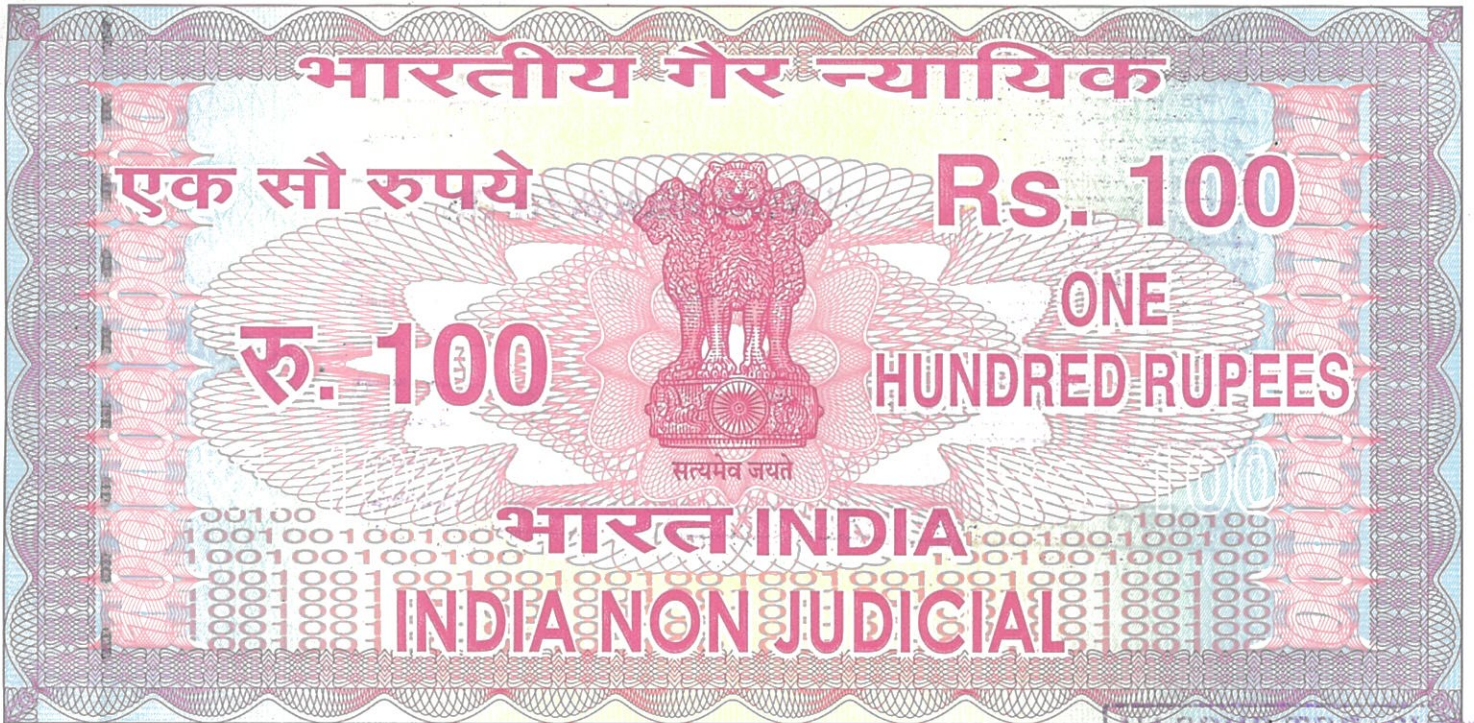




महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
76AA 660665

05 JAN 2024

Stamp Head Clerk / Sr. Clerk

NOTARIAL REG
ENTRY NO. 341
DATE 9/1/2024

FORM - B

M/s. Om Shivam Buildcon Pvt. Ltd.

[See rule 3(6)]

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

AFFIDAVIT CUM DECLARATION

M/S. OM SHIVAM BUILDCON PVT. LTD., Add.: First Floor, Plot No. 10, Rohera
Arcade, NMC House No. 560-A-10, Ajni Square, Wardha Road, Nagpur - 440015, the
Promoter of the proposed Real Estate Project ("the Promoter") to hereby solemnly declare,
undertake and state as under:



Signature

1) मुद्रांक प्रकरण असुद्धित करणे	A9
2) वस्तु नांवाचा कारणावर अडकत राहणे	
3) नोंदणी होणार असल्याचा दावा	
4) मिळकतीचे वर्णन	
5) मोबदला रक्कम	
6) मुद्रांक विकत घेण्याचा नाव	OM SHIVAM BUILDCON PVT. LTD.
7) दुसऱ्या पक्षकाराचे नाव	
8) हस्त अस्त याच्या नावावर	Hamid
9) मुद्रांक मूल्य रक्कम	40016
10) मुद्रांक विक्री नोंद घेणे अनु क्रमांक	Se
11) मुद्रांक विकत घेणाऱ्याची सही	-9 JAN 2024

यशवत एस. पाटील मुद्रांक विक्रीचा ना. क्र. 40016 मद्रास १५/१२/२३
 जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर महाराष्ट्र

NOTARIAL REG
 ENTRY NO
 DATE

NOTARY
 RAJESH K. SHARMA
 ADV. 1234
 REG. NO. 1234
 CG
 BRANCH

M/S. OM SHIVAM BUILDCON PVT. LTD., are authorized to execute the present affidavit cum declaration vide authorization dated 9th January 2024.

The entire project is known as "SHIV BRIGHTON PHASE III". The said project is of four building.

1. That, the Promoters has a legal title Report to the land on which the development of the project is to be carried out

AND

a legally valid authentication of title of the Real Estate Project has been uploaded of the RERA website. The Agreement to Sale and the Schedule and Annexure thereto are also uploaded. The Promoter confirms that, the Promoter shall adhere to the Real Estate (Regulation and Development Act), 2016 ("RERA") and read with the provisions of the Maharashtra Real Estate (Regulation and Development (Registration of Real Estate projects, Registration of the Real Estate Agents, rates of interest and disclosure on website) Rules, 2017 ("MAHA RERA Rules") for preparations of the above mentioned documents and shall upload them soon.

2. That the project land is free from all encumbrances and the details of the same are set out in the Legal Title Report dated 16-01-2020 issued by Adv. Sahil M. Bhangde.
3. That the time period within which the Real Estate Project shall be completed by the promoter is 29th January 2025 and the same is disclosed on the RERA Website.
4. That entire of the amounts to be realized hereinafter by the promoter for the said 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 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2016 ("Said Rules")
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



Prayse



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 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 have / 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 allottees at the time allotment of any apartment, plot or building, as the case may be.



For and on behalf of,

R. K. Kase

M/s. Om Shivam Buildcon Pvt. Ltd.
Director / Authorized Signatory

Verification

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

Verified by me at 9th January 2024

Deponent



R. K. Kase

M/s. Om Shivam Buildcon Pvt. Ltd.
Director / Authorized Signatory



SWORN SOLEMNLY AFFIRMED
BY *Brajesh N. Prasad*
WHO IS PERSONALLY KNOWN
TO ME / IDE. FILED BY

BEFORE ME THIS 9th DAY OF January 2024
AT NAGPUR

Page 3 of 3

Brajesh N. Prasad

NOTARY
DISTRICT NAGPUR MAHARASHTRA

