भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

16AA 242709

2 8 OCT 2022

Stamp Head Clerk/Sr. Clerk

NOTARIAL REG.

ENTRY NO. 786

DATE 11.1.2023

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 **M/s OAK Constructions (Promoter)** through its Partner and Authorised Signatory **Shri Omair S/o Abdul Khader** of the proposed New project **"OAK Shantiniketan"**, duly authorized by the Promoter of the Proposed New Project, vide its authorization letter;

I, Shri Omair S/o Abdul Khader (Authorized Partner) of **M/s OAK Constructions** (Promoter)the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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.

NOTARY Sadashiv Narayan Sures Nagpur Maharashtra India Regd. No. 15840 My Term Expires on 05-12-2024 GOVT. OF INDIA

१) मुद्रक शिक्षी नोंद वही अनुक्रमांक 16996 /दिनांक 9/09/2022

२) दस्त लाचा प्रकार

३) दस्त नोंदणी करणार अहेत काय? होय/नाही

४) मिळकत चे थोडक्यात वर्णन

५) मुद्रांक विक्रेत यांचा नाव व सही

६) हस्ते अरल्यास त्यांचे नाव, पत्ता व सही

७) दुय्यम पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम 100

जी. बी. शोदन

मुद्रांक विक्रेता, ए.क्र. ५९/८५, कोड ई. ४६०१०४०
जिल्हाधिकारी परिसर, ता. कार्यालय, नागपूर (शहर)

ज्या कारणासाठी ज्याची मुद्रांक खरेदी केला त्याची नोंद त्याकारणासाठी मुद्रांक खरेदी के ध्यापासून ६ महिन्यात वापरणे आवश्यक आहे



2. That, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **31-12-2027**.

4. **(a)For New projects:-**
That seventy per cent of the amounts realised 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.
(b) For ongoing project on the date of commencement of the Act.
That seventy per cent of the amounts to be realised hereinafter by 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 amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

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


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on 05-12-2024

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.

Shri Omair S/o Abdul Khader

(Authorised Partner)

(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 on this day of

Shri Omair S/o Abdul Khader

(Authorised Partner)

(Deponent)

NOTARY Swosti S. Meshram Nagpur (M.S.) India Regn. No. 15840 GOVT. OF INDIA

NOTARY Sadashiv Mesram Nagpur Maharashtra India Regn. No. 15840 My Term Expires on 05-12-2024 GOVT. OF INDIA

Sworn before me on this 11 th day of January 2023 at Nagpur by Shri/Smt./Ku. above deponent R/o Nagpur who has been identified by Shri/Smt. Advocate, Nagpur

11.1.2023

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