



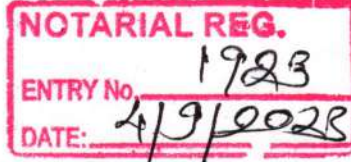
महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY

49AA 079532

31 AUG 2023



Stamp Head Clerk / Sr. Clerk

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 Shri Haribhau Bhikaji Shinde, Shri Gajanan Bhikaji Shinde, Shri Sheshrao Bhikaji Shinde, Shri Laxman Bhikaji Shinde, Shri Ram Bhikaji Shinde, Shri Jyoti Bharat Shinde, Shri Atharva Bharat Shinde, Smt. Kusum Kawduji Gawande (Land Owner) of

For Om Shiv Infrastructure

Partner

SEP 2023

१. पुढाक विहीन नैद गरी प्र. प्र. प्र. प्र.	१००
२. दुसऱ्याक उजाव	११५
३. दुसऱ्याक उजाव प्र. प्र. प्र. प्र.	१२५
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६. दुसऱ्याक उजाव विहीन विहीन विहीन	१५५
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१०. दुसऱ्याक उजाव विहीन विहीन विहीन	१९५

Shri Haribhau Dhikaji Shinde

—/ vandeng

निलेश पी जाधवकर

मुद्रांक विकता, ला. क. ३५, १५, जाह. अ. ०८०१०११
जिल्हा अधिकारी कार्यालय पारंसर, नागपूर



the proposed New project **"Krushnanki-2"**, duly authorized by the Landowner of the Proposed New Project, vide its authorization letter/ Power of Attorney Dated ;

Project Details: **"Krushnanki-2"** Situated at Kh. No. 53/1/1 (Part), Vihirgaon Taluka Nagpur (Rural) & District Nagpur 441204.

We, Shri Haribhau Bhikaji Shinde, Shri Gajanan Bhikaji Shinde, Shri Sheshrao Bhikaji Shinde, Shri Laxman Bhikaji Shinde, Shri Ram Bhikaji Shinde, Shri Jyoti Bharat Shinde, Shri Atharva Bharat Shinde, Smt. Kusum Kawduji Gawande (Land Owner) through POA Holder Om Shiv Infrastructure through Authorised Signatory and Prtner Virendra S/o Sadashivrao Nikhar (Partner) of 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.

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 **31/03/2026.**
4. **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.

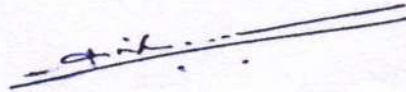
For Om Shiv Infrastructure

Partner

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.
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.

For Land Owners

For Om Shiv Infrastructure



Partner

**Shri Virendra S/o Sadashivrao Nikhar,
Partner
Om Shiv Infrastructure
(Power of Attorney Holder)
(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 **04th September 2023**.

For Land Owners

For Om Shiv Infrastructure


Partner

**Shri Virendra S/o Sadashivrao Nikhar,
Partner
Om Shiv Infrastructure
(Power of Attorney Holder)
(Deponent)**

SWORN BEFORE ME ON THIS **4th**
DAY OF **Sep** 20**23** AT **NAGPUR**
SHRI/SMT./KU **Virendra S/o Sadashivrao Nikhar**
R/O. NAGPUR WHO HAS BEEN IDENTIFIED
BY SHRI/SMT **Mrs. S. R. MATTIA**
ADVOCATE NAGPUR

Mrs. S. R. MATTIA
Advocate & Notary
918-B Clerk Town, Nagpur-465001