

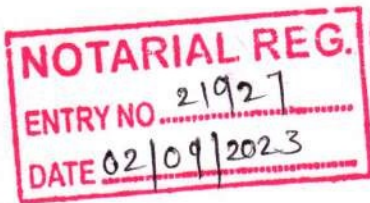


महाराष्ट्र MAHARASHTRA

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49AA 079531

31 AUG 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 **M/s Om Shiv Infrastructure** of the proposed New project **"Krushnanki-2"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 31st August 2023;

For Om Shiv Infrastructure

Partner

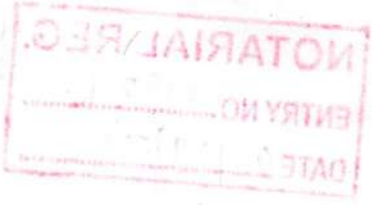
19860

1 SEP 2023

1. जमा किया गया धन	19860
2. दिनांक	1 SEP 2023
3. दाता का नाम	H. J. J. J.
4. प्राप्त करने वाले का नाम	H. J. J. J.
5. निवेदनकर्ता का पता	
6. मुद्राक विक्रेता का नाम	Om Shiv D. Infrastructure
7. इसका उपयोग करने वाले का नाम	Vandana
8. दस्तावेज प्रमाणित करने वाले का नाम	
9. मुद्राक शुल्क	100

निवेश की जाहिरनामा

मुद्राक विक्रेता, ला. नं. 24, 25, काठ नं. 0009099
जिला अधिकारी कार्यालय पारसर, नगपुर



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

I, Virendra S/o Sadashivrao Nikhar (Promoter) 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.

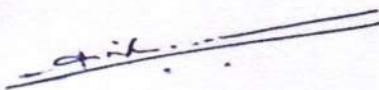
3. That, the Promoter undertakes to complete the project on or before **31/03/2026**.

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.

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.

For Om Shiv Infrastructure


Partner

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 Om Shiv Infrastructure

Partner

**Shri Virendra S/o Sadashivrao Nikhar,
(Authorised Signatory and Promoter)
(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 **02nd September 2023**.

For Om Shiv Infrastructure

Partner

Virendra S/o Sadashivrao Nikhar,

(Authorised Signatory and Promoter)

(Deponent)

Sworn before me on this 2nd dt.
day of sep 2023 at Nagpur by
Shri/Smt./Ku Above deponent
R/o Nagpur who has been identified
by Shri/Smt. Advocate Nagpur

NOTARY
SURESH S. MESHRAM
GOVT. OF INDIA
Nagpur (M S) INDIA