

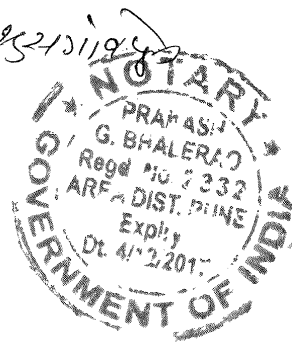
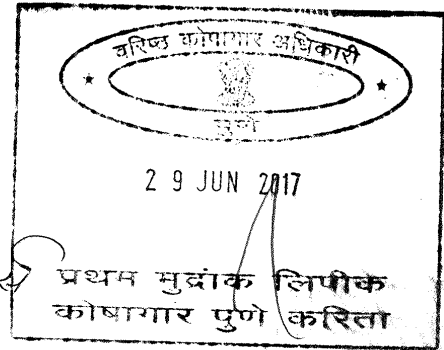


महाराष्ट्र MAHARASHTRA

2017

SC 227501

अनु. क्र. १९१९ दि. १३ JUL २०१७ म. श. रकम. १००/-
 वस्तुचा प्रकार ४५३३३३
 वस्तु नोंदणी करणार आहेत का ? होय/नाही.
 मिल्कतीचे वर्गन २१.१४ मी. ५८८५४५
 मुद्रांक विकत घेणाऱ्याचे नांव ७१८ क. ७१. २१ ५४५
 पत्ता ७१८ क. ७१. २१ ५४५
 दुसऱ्या पक्षाकराचे नांव
 हस्त व्यक्तीचे नांव व पत्ता Bani SANGIETAA LOKANDE
 परवाना क्र. २२०११२४
 मुद्रांक विकत घेणाऱ्याची सही सोबत होटेल कम्युनिकेड, मंडगाईन रोड, पुणे-१
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक
 नसतील असे दाखवून देणे आवश्यक आहे



FORM 'B'

Affidavit cum Declaration

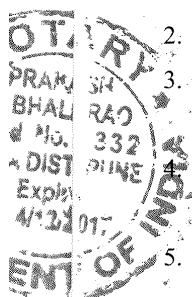
[Signatures]

FORM 'B'

Affidavit cum Declaration

We 1) **Mr. Samir Kanubhai Sagar**, Age – 43 Years, Occupation- Business and 2) **Mr. Vipul Kannaiyalal Sagar**, Age- 46 Years, Occupation- Business designated partners of M/s. Om Sagar Developers having registered office at- 3, Sai Niketan, 1st floor, Chandavarkar Road, Borivali (West), Mumbai-400092 promoter of the proposed project "Water's Edge" located at Survey No.18/1/1, Vishal Nagar, Next to Nandanvan, , Pimple Nilakh, Pune-411027, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title report to the land on which the development of the project is proposed
2. That the project land is free from all encumbrances.
3. That we have applied for project loan with bank & NBFC's but we have not obtained loan on the land till the date of Declaration.
4. That the project shall be completed within the stipulated time from the date of registration.
5. 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.
6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
7. 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. 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.



10. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment.

Om Sagar Developers



Mr. Samir K. Sagar



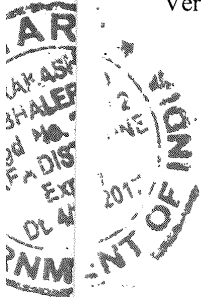
Mr. Vipul K. Sagar

Deponents

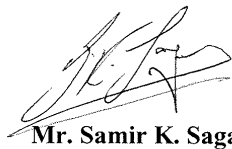
Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by us at Pune on this 15th day of July 2017.



Om Sagar Developers

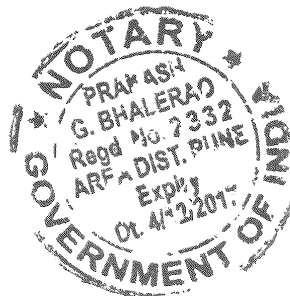


Mr. Samir K. Sagar



Mr. Vipul K. Sagar

Deponents



ATTESTED

PRAKASH G. BHALERAO
NOTARY
GOVT. OF INDIA
REG. NO. 2332
15 JUL 2017

