





महाराष्ट्र MAHARASHTRA

2018

TS 288292

130 JAN 2019

जोड़पत्र-१/Annexure - 1
फक्त प्रतिज्ञापत्रासाठी

मुद्रांक दिवशी नोंदवही अनुक्रमांक 67016 दिनांक 31-1-19

मुद्रांक विकत घेणाऱ्याचे नांव श्री. ओमकार बापना

रहिवाशी पत्ता व सही २२१११

हस्त अस्तव्यास त्याचे नांव, पत्ता व सही ललित बापना

पत्तावाक रकम मुद्रांक विकत घ्यावी सही, पत्ता
पि समर्थ मुद्रांक हॉटेल ३०३, २२१११, बसवर्धन
पनवेल अनुक्रमांक - पनवेल २/१९-१०
(श्री. सुबिल विठ्ठल परदेशी)
स्टॅम्प वेडर

या कारणासाठी याचा मुद्रांक खरेदी केला त्याची त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून
प्रतिन्यत वापरणे बंधनकारक आहे.

I, Shri Ashok Goverdhan Bapna, Partner M/s. Omkara Builders & Developers, promoter of the proposed project "Omkara - Naman" / duly authorised by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under :-

1. That I/ the promoter have/has a legal title Report to the land on which the development of the project is proposed.

OR

have / has a legal title Report to the land on which the development of the proposed project is to be carried out.

AND

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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 the project land is free from all encumbrances.

OR

~~That details of encumbrances from _____ (Name of the Bank), for Rs. _____ lakhs (Sanctioned Limit) including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by me/ promoter from the date of registration by Dec 2021

4. (a) for new projects :

That seventy per cent of the amounts realised by me/ 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.

(b) ~~for ongoing project on the date of commencement of the Act~~

i) ~~That seventy per cent of the amounts to be realised hereinafter by me/ 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.~~

OR

ii) ~~That entire of the amounts to be realised hereinafter by me/ 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.~~

5. That the amounts from the separate account shall be withdrawn in accordance with Rule - 5.

6. That ~~I/~~ 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.~~

~~That I/ the Promoter shall take all the pending approvals on time, from the competent authorities.~~

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8. That ~~I/~~ 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 ~~I/~~ the Promoter ~~have/~~ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That ~~I/~~ the Promoter shall not discriminate against any Allottees at the time of allotment of any apartment, plot or building, as the case may be.

for **M/s. Omkara Builders & Developers**

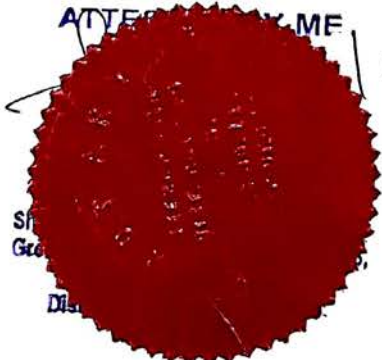
✓  ✓
✓  ✓
Ashok Goverdhan Bapna
Partner

Deponent



15 FEB 2019

ATTEST BY ME



IDENTIFIED BY ME

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 New Panvel on this 5th day of February, 2019.

Abhishek

Deponent

OMKARA BUILDERS & DEVELOPERS

W

Abhishek

Partners

W

IDENTIFIED BY ME

Identified by me

S J Bondre
S J BONDRE

B Com. LL B

Advocate High Court

Office No. 1 1st Floor

Sai Sharan Complex

Sector-8 Khanda Colony

New Panvel (W)

ATTESTED BY ME

Seema P. Nair

SEEMA P. NAIR

L. L. B.

ADVOCATE HIGH COURT

NOTARY (Govt. of India)

Shop No. 13, Channel Corner Building.

Ground Floor, Flat No. 06, Sector - 18,

Kamothe, Navi Mumbai,

Dist. Raigad, Panvel - 410 209.

Regn. No. 11173

25 FEB 2019