

महाराष्ट्र MAHARASHTRA

2022

BS 338897

प्रधान मुद्रांक कार्यालय, सुंबई. प.सू नि क. ८०००० ३ **2 0 SEP 2022** े संक्षण अधिकारी

FORM B

[See rule 3(6)]

श्री. सुनिन पिसाळ

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BESIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THEPROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. MOHD NADEEM S.CHOHAN duly authorized by the ORIENTAL CONTRACTORS PVT.LTD. ('promoter') of the Balkrishna Niwas ('proposed project'), vide its authorizationdated 21/09/2022;

I, Mr. MOHD NADEEM S.CHOHAN, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



(J)

जोडएञ- 9 Annexure - I

केंबल प्रतिक्षपत्रासाठी Only for Afficavit (I)/T)

ORIENTAL CONTRACTORS PVT. LTD. मुद्रांक विकत घेणान्याचे बाव nbase Chamber, 4th Floor

20, Sir P. M. Rd., Fort, Mumbai - 400 001. बुद्धांक विकत घेणाऱ्याचे रहिवाशी पत्ता .

मुद्रांक विक्रियायतची बॉद वही अनु. क्रमांक दिलांक

महांक विक्रित्याची सही न्द्रांक विकत घेणाऱ्यापी सही

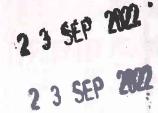
परंबना क्रमांक : ८००००३ मुहांक विक्रीचे नाव/पता: श्री. अशोक रघुनाथ कदम

२९०, शहिद भगत सिंह रोड, २/१५, आनंद भुवन, फोर्ट, सुंबई-४०० ००१.

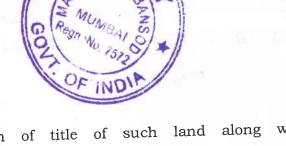
असकीब क्रासीलयासमोर/न्यायालयासमोर प्रतिज्ञावत्र सादर करणेसाठी सुद्रांक काजदाची आवस्थकता बाही. (शासन आदेश दि. ०१/०७/२००४) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक खरेरी केला त्यांनी त्याय कारणासाठी मुद्रांक खरेरी

केटबाषासून ६ महिन्यात यापरणे बंधनकारक आहे.







- 1. A legally valid authentication of title of such land along with an authenticatedcopy of theagreement 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
- 3. That the project shall be completed by promoteron or before 30/09/2026
- 4. That seventy per cent of the amounts realised 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
- 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.
- 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 allottee at the time of allotment of any apartment, plot or building, as the case may be.

FOR ORIENTAL CONTRACTORS PVT.LTD.

MOHD NADEEM S.CHOHAN

Director

(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 Mumbai on this 11th day of October 2022





FOR ORIENTAL CONTRACTORS PVT.LTD.

MOHD NADEEM S.CHOHAN

Director

(Deponent)

BEFORE ME



MANGESH G. BANSOD NOTARY.

MANGESH G. BANSOD NOTARY, GOVT. OF INDIA 10/D, Bahubali Bldg., 17H, Cawasii Patel Street, NOTED

Date Sr. No.
1 10 22 1102 33