



महाराष्ट्र MAHARASHTRA

2018

AL 407511



श्री. ए. एस. हि. मसुरकर

Form 'B'

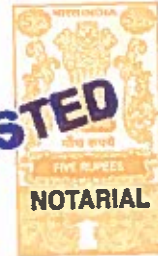
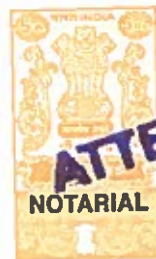
[See Rule 3(6)]

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 of Mr. Umesh Nayak, the Authorized
Signatory of Omkar Ventures Pvt Ltd., Promoter of the proposed project /
duly authorized by the Promoter of the proposed project;

(Handwritten signature)



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जोड़पत्र-२/ANNEXURE - 2. 30 JUL 2018



सं. वि. सं. दि. २५ प्र. क्रमांक / दिनांक Serial No. / Date	
दस्तावेजाचे प्रकार / अनुच्छेद क्रमांक (Nature of Document)	Affidavit
क्या नॉटरी करणार आहे वा? (Whether it is to be Registered)	Yes
मालकीचे शाब्दिक वर्णन (Property Description in brief)	OMKAR VENTURES PVT. LTD. Omkar House, Eastern Express Highway, Opp. Sion Chunarbhathi Signal, Sion (E), Mumbai - 400 022.
प्राप्तकर्त्याचे नाव व पत्ता व सही (Purchaser's Name & Signatures)	
द्वारे प्राप्त केलेले नाव व पत्ता व सही (Through other person then Name, Add. & signature)	
द्वारे प्राप्त केलेले नाव (Name of the other Party)	
मुदत / मुदत किती (Expiry Date / Amount)	
परवानाधारक मुदत विक्रेत्याची सही JYOTI P. DOOA LSV No. 8000009 6, Kondaji Bldg. No. 3, Nr. Tata Hospital, Parel, Mumbai - 400 01	
या प्रमाणपत्रात जोरून मुदत करीत केला त्याची त्याच दस्तऐवजात मुदत करीत केला आहे याबाबतचा बंधनकारा आहे	

I, **Mr. Umesh Nayak**, the Authorized Signatory of Omkar Ventures Pvt Ltd., promoter of the proposed project / duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:-

1. That Omkar Ventures Pvt Ltd., the Promoter and Omkar Realtors Andheri Projects Pvt. Ltd. (co-promoter) of the proposed project is holding valid title to the land on which the development of the proposed project is to be carried out

And

a legally valid authentication of title of such land is described in Title Certificate is enclosed herewith.



2. The details of encumbrances have been uploaded separately on MahaRERA website.
3. That the project shall be completed by the Promoter within 5 years from the date of registration of project.
4. For ongoing project on the date of commencement of the Act:-

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.

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.

A handwritten signature in blue ink, appearing to be 'Umesh Nayak', located at the bottom right of the page.

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/flat, plot or building, as the case may be.



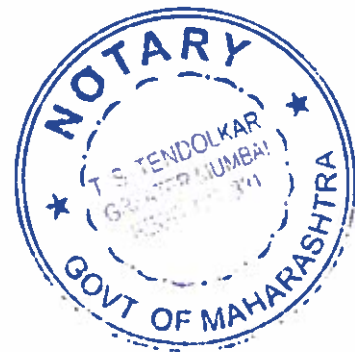
Umesh Nayak

Mr. Umesh Nayak
Authorized Signatory of
Omkar Ventures Pvt Ltd.

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 30th day of July, 2018.



ATTESTED BY ME

T. S. Tendolkar
20/07/2018.
T. S. TENDOLKAR
ADVOCATE & NOTARY PUBLIC
R. No. 52-53, Baria Mansion,
Opp. Crawford Market, 138 L. T. Road,
Mumbai - 400 003.
Tel.: 23429948 / 26437808

Umesh Nayak

Mr. Umesh Nayak
Authorized Signatory of
Omkar Ventures Pvt Ltd.