



महाराष्ट्र MAHARASHTRA

2022

21AA 315263



जिल्हा कोषागार कार्यालय, ठाणे

15 SEP 2022

मुद्रांक प्रमुख लिपीक / लिपीक



[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 of Mr. SANTOSH KASHINATH DIXIT (Partner of OM SAI BUILDERS & DEVELOPERS, (Shop No. 101 / 102, Om Shopping Center, Nr. Nilje Railway Station, Lodha Heaven, Nilje, Dombivli (E) 421204) promoter of the project.

M/s. OM SAI BUILDERS & DEVELOPERS

Partners

जांचपत्र-२ / Annexare - II

216157

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक	
२. दस्तावा प्रकार	
३. दस्त नोंदणी करणार आहेत का !	होय / नाही
४. मिळकतीचे दौखक्यात वर्णन -	
५. मुद्रांक विकत घेण्याच्याचे नाव व सही	
६. हस्ती असल्यास त्यांचे नाव, पत्ता व सही	
७. दुसऱ्या पक्षकाराचे नाव	404, 5th Floor, Keshavnagar, Kalyan
८. मुद्रांक शुल्क रक्कम	
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता	संजय रुपसिंग जाधव परवाना क्र. १२०१०२१, एअरसि-०४/२५६, सेक्टर-२, वारी, नवी मुंबई-४०० ०७०३.

PRAVIN V. MEHTA
(Advocate High Court)
404, 5th Floor, Keshavnagar, Kalyan - 401120

15 SEP 2022



I **Mr. SANTOSH KASHINATH DIXIT** (Partner of **OM SAI BUILDERS & DEVELOPERS**, (Shop No. 101 / 102, Om Shopping Center, Nr. Nilje Railway Station, Lodha Heaven, Nilje, Dombivli (E) 421204) promoter of the project do hereby solemnly declare, undertake and state as under,

1. That I have 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 the project would be completed by me/promoter on or before **31ST DECEMBER, 2031**.
4. That seventy percent of the amount 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 for that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with **Rule 5**.
6. That I shall get the accounts audited within 6 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 amount collected for the particular project have been utilised for the project and withdrawal has been in compliance with the proportion to the percentage of the completion of the project.
7. That I shall take all the pending approvals on time, from the competent authorities.
8. That I 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 the rule 3 of these rules, within seven days of the said changes occurring.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot, building, as the case may be.

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 **Dombivli** on this **04th**, day of **October 2022**.



M/s. OM SAI BUILDERS & DEVELOPERS

Partners

4 OCT 2022

BEFORE ME

C. A. SHUKLA

ADVOCATE & NOTARY
GOVT. OF INDIA

WITNESSES AS TO SIGNATURE ONLY
Document(s) not Prepared, reviewed
or advised upto

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INDIA

भारत सरकार
Government of India

संतोष काशीनाथ दिखत
Santosh Kashinath Dixit
जन्म तारीख/DOB: 13/07/1994
पुरुष/ MALE

8848 5837 5330
VID : 9174 4006 1640 6549

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: काशीनाथ दिखत, एप्लिका B-2002, कास रिवर
गोल्ड, काश्यन शिर्डी रोड डोंबिवली ईस्ट, काश्यन, ठाणे,
महाराष्ट्र - 421204

Address:
C/O: Kashinath Dixit, Exotica B-2002, Casa Rio
Gold, Kalyan Shirdi Road Dombivli East, Kalyan,
Thane,
Maharashtra - 421204

8848 5837 5330
VID : 9174 4006 1640 6549

1847 | help@uidai.gov.in | www.uidai.gov.in

Handwritten signature





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTOSH K DIXIT

KASHINATH AADINATH DIXIT

13/07/1984

Permanent Account Number
AJJPD2604B

Signature



2/01

