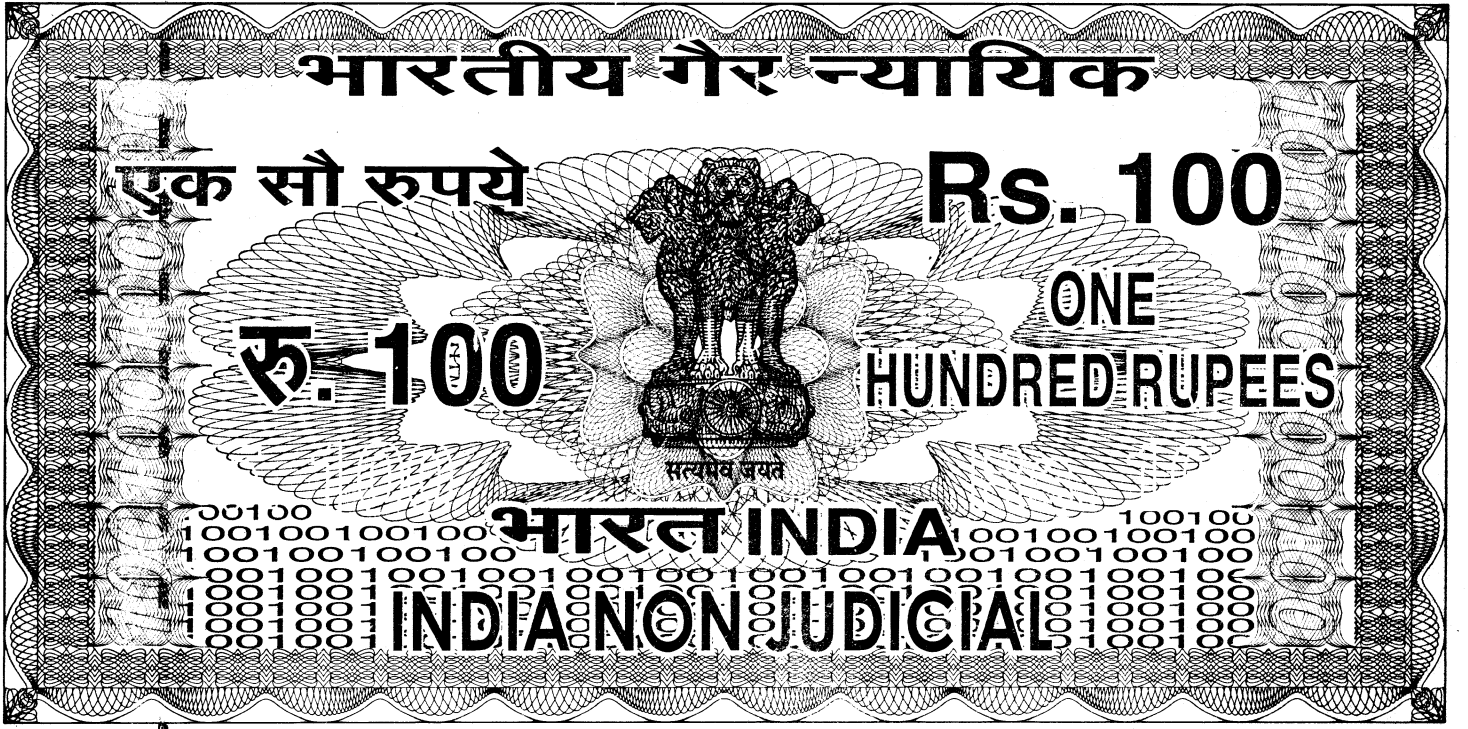




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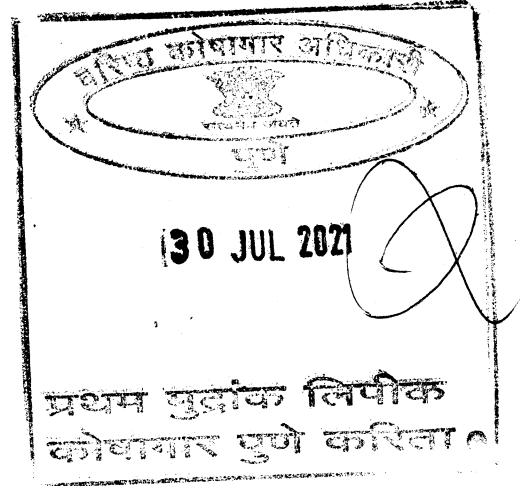
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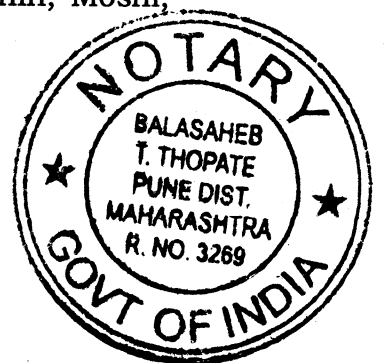
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फ्लॉड नं. १००, से. नं. १८,
फुलेनगर, सिववड, पुणे-११

FORM 'B'

[See rule 3(6)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/S. PRERNA GROUP** through its Partner - **MR. PRAVINKUMAR CHANDULAL PATEL**, Age 40 Years, one of the promoter of the proposed project i.e. **OMKAR RESIDENCY**, at Survey No. 621, Laxminagar Dakshin, Moshi, Haveli, Pune-412105.



I, **MR. PRAVINKUMAR CHANDULAL PATEL**, Partner of **M/S. PRERNA GROUP** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **M/S. PRERNA GROUP** has a legal title report 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 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.
3. That the project shall be completed by us is **31.12.2025**.
4. 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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.



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 has 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, plot or building, as the case may be.



Pravinkumar

MR. PRAVINKUMAR CHANDULAL PATEL
(Partner of M/S. PRERNA GROUP)
Deponent

VERIFICATION

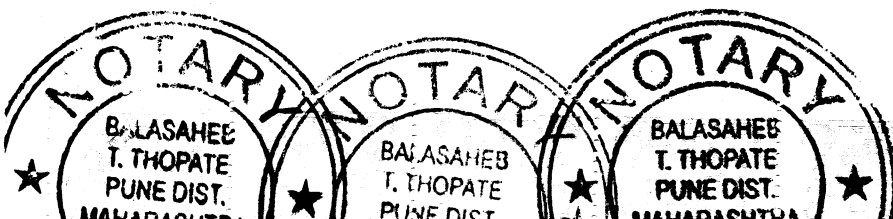
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 19th day of August 2021.

Pravinkumar

MR. PRAVINKUMAR CHANDULAL PATEL
(Partner of M/S. PRERNA GROUP)
Deponent

Noted & Registered
at Serial Number A-977
Date: 20/8/2021



BEFORE ME