



महाराष्ट्र MAHARASHTRA

2022

26AA 033310



20 OCT 2022

FORM 'B'

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of M/S OM SAI ENTERPRISES, a
Proprietary concern, through its proprietor MR. KIRAN RAMESH PATIL
Promoter of the proposed project/duly authorized by the promoter of
the proposed project, vide its/his/their authorization dated
___/___/2022

I, M/S. M/S OM SAI ENTERPRISES, Promoter of the proposed
project/duly authorized by the promoter of the proposed project do
hereby solemnly declare, undertake and state as under:

[Handwritten Signature]

262846

जोडपत्र-२ / Annexure - II

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक	
२. दस्तावेज प्रकार	
३. दस्त नोंदणी करणार आहेत का !	होय / नाही
४. मिळकतीचे बौद्धिकता वर्ग -	
५. मुद्रांक विक्री घेण्याच्या नाव व सही	
६. तसे असल्यास त्याचे नाव, पत्ता व सही	
७. दुसऱ्या पक्षकाराचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानावास्त मुद्रांक विक्रीची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता	Pradeep R. Singh (Advocate) B-101, Sanddhya Complex, Jivdani Road, Virar (E), Palghar. संजय रुचसिंग जाधव परवाना क्र. १२०१०२१, एअर-०४/२१८, सेक्टर-२, वाही, नवी मुंबई-४०० ०७०३.

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ज्या वापरणाऱ्यांनी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्याबद्दल व नविन्यात वापरणे बंधनकारक आहे

1. That I promoter have a legal title report to the land on which the development of the project being carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners 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 time period within which the project shall be completed by promoter is 31/12/2026.
4. That seventy per cent of the amounts to be realized by promoter for the real estate project from the allottee/s from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of



१. मुद्रांक विक्री नोंदवही अनु. क्रमांक / दिनांक	
२. दस्तावेज प्रकार	
३. दस्ता नोंदणी करणार आहेत का !	होय / नाही
४. मिळकतीचे बीडक्यात वर्गन -	
५. मुद्रांक विक्री घेण्याच्या नाव व सही	
६. हस्त जसत्वासे त्याचे नाव, पत्ता व सही	
७. हुसना बक्षकाराचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण / पत्ता	Pradeep R. Singh (Advocate) B-101, Sanddhy Complex, Jyodani Road, Virar (E), Palghar. संजय रुपसिंग जाधव परवाना क्र. १२०१०२१, एअर-०४/२१६, सेक्टर-२, वारी, नवी मुंबई-४०० ०१०३.

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त्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्याबद्दल द नोंदवहीत वापरणे बंधनकारक आहे

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[Signature]

(3)

construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountants in practice, 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall tack all the pending approvals on time the competent authorities.



P. B. S.

9. That I the promoter 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 any allottee at the time of allotment of any apartment, plot of building, as the case may be, on any grounds.

Deponent



A handwritten signature in blue ink, appearing to be "P. P. P." or similar, written in a cursive style.

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Virar on this _____ day of

_____ 2022



Deponent



ATTESTED BY ME

Dayashankar B. Tiwari
DAYASHANKAR B. TIWARI
 ADVOCATE & NOTARY
 GOVT. OF INDIA
 WITNESS AS TO SIGNATURE ONLY
 Document(s) not prepared, reviewed
 of advised upon

Deponent