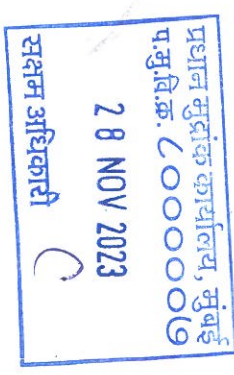




महाराष्ट्र सरकार
GOVT. OF INDIA

● 2023 ●

80AA 386235



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 NEETA MEHUL SHAH proprietor of OMKARA
INFRA TECH promoter of the proposed project OMKARA UNCHAI duly authorized
by the promoter of the proposed project, vide its/his/their authorization dated

I, 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 I / promoter have / has a legal title Report t to the land on which the
development of the project is proposed
OR

have/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.

10230 अप्र-9/Annexure-1

कृत प्रतिज्ञापत्रादी/Only for Affidavit

1 DEC 2023

प्रांक क्रिदी नंदि वही अलि कर्नाक/दिनांक
अडस रिजिष्टर/Serial No./Date:

एक दिवस धेनप्रावे बावे व रहिवासी पत्ता व सही
Stamp Purchaser's Name/Place of
Residence & Signature

मी राजन गणपत शिंदे परवानधारक मुद्रांक विक्रे

परवाना क्रमांक एल.एस.व्ही.-6000009

वी-3, हेम कान्हाडिक इमारत, अस्त विहार होटेलच्या बाजूला
मल.सी. कार्यालयाच्या आवे, एस.व्ही.रोड,
बालाड (पश्चिम), मुंबई-400 048.

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांची त्याच कारणासाठी

प्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधकारक आहे

Tel.: 28807359 / Mob.: 9820141066

OMKARA INFRATECH
308, Corporate Corner, Next to Dalmia College,
Bunder Nagar, Malad (W), Mumbai-400 064.



OR

That details of encumbrances _ including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter from the date of registration 31/3/2027

2. (a) For new projects :

That seventy per cent of the amounts realised 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.

(b) For ongoing project on the date of commencement of the Act

(i) 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.

OR

(ii) That entire 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5

6. That I / 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.

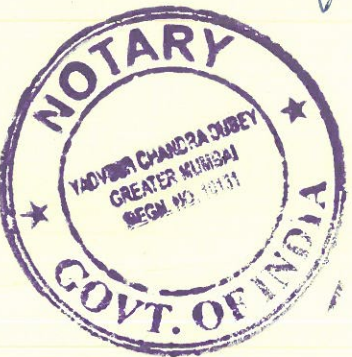
FOR M/S. OMKARA INFRA TECH

For Omkara Infotech

MS. NEETA MEHUL SHAH

Proprietor

(PROPRIETOR)



ATTESTED BY ME
YADVESH CHANDRA DUBEY
ADVOCATE & NOTARY
GOVT. OF INDIA

V. K. DUBEY

B.Com., LL.B.

Advocate, High Court, Bombay

Shop No. 1, Gaustam Bldg.,

Opp. LIC Office, Behind National Dairy,

S. V Road, Malad (W), Mumbai-400 064.