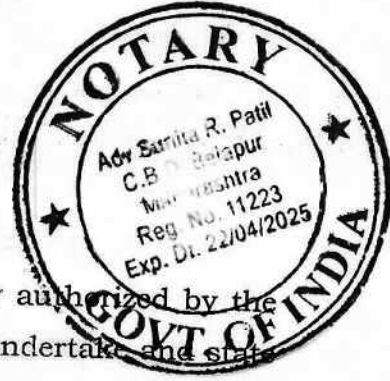
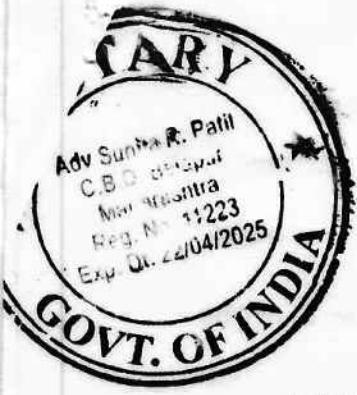






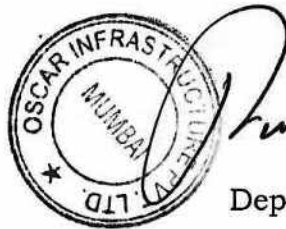
I, **RAHUL J JOSHI**, Authorized signatory duly authorized by the Promoter of the project do hereby solemnly declare, undertake and state as under:

1. The Promoter has a legal title report to the land on which the development of the ongoing project is presently being carried out.
2. The Promoter has enclosed a legally valid authentication of title of said property along with an authenticated copy of agreement between the owner and the Promoter for development of the real estate project.
3. The details of the encumbrances including the dues and litigation, details of any rights, title, interest or name of any party in or over such land, has been provided in the encumbrances certificate/ Title Certificate.
4. That the time period within which the project shall be completed from the date of registration of the project shall be 48 months.
5. For "Ongoing project" on the date of commencement of the Act, seventy per cent of the amounts to be realized hereinafter by Promoter for the real estate project from the allottees(s) 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.
6. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
7. 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 the 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 take all the pending approvals on time, from the competent authorities.
9. 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 the Rules, within seven days of the said changes occurring.

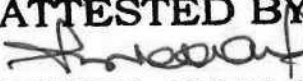
10. That the Promoter has furnished such other documents and information/ disclosures as have been prescribed by the rules and regulations made under the Act on the website at the time of registration.
11. That the Promoter shall not discriminate against any allottees(s) at the time of allotment of any apartment, plot or building as the case may be.



Deponent

Authorised signatory of  
M/s. OSCAR INFRASTRUCTURE PVT LTD.



**ATTESTED BY ME**  
  
**SUNITA RAM PATIL**  
 (NOTARY GOVT. OF INDIA)  
 M. COM, M.A.L.L.M.G.D.C. & A.  
 C B D BELAPUR, SECTOR-1A,  
 NAVI MUMBAI - 400 614.  
 MOB.: 9867688788  
 (SMS / WHATSAPP ONLY)

**13 JUL 2020**