

भारतीय गैर न्यायिक
भारत INDIA

500

FIVE HUNDRED



महाराष्ट्र MAHARASHTRA

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AV 254545

FORM 'B'

Affidavit cum Declaration

प्रधान मुद्रांक कार्यालय, मुंबई
प.म. ति. क्र. ८०००००३

- 7 JAN 2020

सदस्य अधिकारी

म. दि. क. ग. क.

Affidavit cum Declaration of M/s. OM NAMAH SHIVAY VALRAM BUILDERS & DEVELOPERS partner of the proposed project "OM SAHYADRI HEIGHTS". / duly authorized by the partner Mr. Tulsidas D. Dama of the proposed project, vide its/his/their authorization dated 27/01/2020;

M/S. M/s. OM NAMAH SHIVAY VALRAM BUILDERS & DEVELOPERS, (PAN NO. AAGFO4223R) a partnership firm duly formed, constituted and registered under The Indian Partnerships Act, 1932, having its address at: 33, 3rd Floor, Der Deutsche Parkz, Subhash Nagar Road, Near CEAT Tyre, Opp. Nahur Railway Station, Nahur [W], Mumbai.-400 078, through its partner I Mr. Tulsidas D Dama ,partner of the proposed project namely "OM SAHYADRI HEIGHTS," situated at C.T.S.No.5662 lying, being and situated at F.P. No. 311 of T.P.S. III of Bldg No 35, Pantnagar, Ghatkopar – E, Mumbai – 400075,

I, Mr. Tulsidas D. Dama partner of the proposed project / duly authorized by the M/s Om Namah Shivay Valram Builders & Developers partner of the proposed project do hereby solemnly declare, undertake and state as under:



000461

जिल्हा - ७ Annexure

OM NAMAH SHIVAY VALRAM BUILDERS & DEVELOPERS

नं २. खण्णासाठी Only for Affidavit

33, Der Deutsche Parkz, Subhash Nagar Road,
Near Ceat Tyre, Opp Nehru Railway Station,
Nahur (W), Mumbai - 400 078. India.

मुद्रांक विकत घेणाऱ्याचे नाव

मुद्रांक विकत घेणाऱ्याचे पत्ता

मुद्रांक विकत घेणाऱ्याची ओळख पत्ती

दिनांक

मुद्रांक विकत घेणाऱ्याची सही

परवानाधारक मुद्रांक विकत घेणाऱ्याची सही

परवाना क्रमांक : ८०००००००

मुद्रांक विकत घेणे/पत्ता : श्री. अशोक रघुनाथ कदम

२९०, शशिद अजय शिंदे रोड, २/१५, आनंद भवन, फोर्ट, मुंबई-४०० ००९

जाहीरगीत कायद्यासमोर/न्यायालयासमोर प्रतिज्ञापत्र सादर करणेसाठी मुद्रांक

कागदाची आवश्यकता नाही. (शासन आदेश दि. ०१/०७/२००४) नुसार

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी

केल्यापासून ६ महिन्यांत वापरणे बंधनकारक आहे.



1 0 JAN 2020

S. M. H.
Mumbai & The
Reg. No. 3

1 0 JAN 2020

OF

1. That I have/has a legal title Report to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and partner 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 dated June 2023

4. That seventy per cent of the amounts 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 only 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 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 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 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 or 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 on 27/01/2020

Mr. Tulsidas D. Dama

T. Dama

Deponent

BEFORE ME

S. M. H. ZAIDI
S. M. H. ZAIDI
NOTARY
Government of India
Mumbai & Thane Dist



127 JAN 2020

NOTED & REGISTERED
Sr. No. 6546 Page No. 27
Date 27 JAN 2020