



महाराष्ट्र MARATHASTRA

2023

86AA 558946

23 JAN 2024



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 Mr. Rahul J Joshi Authorised Director of M/s
Oscar Infrastructure Private Limited (Promoter) Pan: **AABPJ7119A** Promoter
of proposed project / duly authorized by the promoter of the proposed project
known "**OM NANDANVAN**", vide its/his/their authorization dated
07/04/2023.



Adv. HARSHAD G. DESAI
B.Sc., (Hons), LL.B
ADVOCATE, HIGH COURT MUMBAI & PUBLIC NOTARY
REG. NO. MAH / 649 / 1989
Notary Reg. No. 16060
High Court O. S. Reg. No. 60
Advocate Code : I-10720
Resl. : B-24, Eka CHSL, Opp. Santoshwata Temple,
L.B.S. Marg, Mulund (West), Mumbai-400 000
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जोडपत्र-१ Annexure-I / जोडपत्र-२ Annexure-II

मुद्रांक विक्री नोंदवही अ.क्र. ३४०० दिनांक २३ JAN 2024

दस्तावा प्रकार: Bank

दस्त नोंदणी करणार आहे का? होय/नाही

मिळकतीचे थोडक्यात वर्णन:

मुद्रांक विकत घेणाऱ्याचे नांव: Oscar infrastructure Pvt Ltd.

हस्त असल्यास त्यांचे नांव: Sanjana

पत्ता व सही: Mulund, Mumbai

दस्तावा पक्षकाराचे नांव (जोडपत्र-१ वगळता)

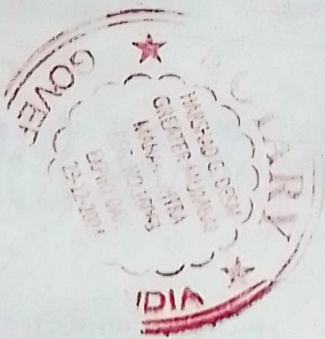
मुद्रांक शुल्क र. रुपये: १००/५००

मुद्रांक विक्रेता परधाना क्र. १/८८

मुद्रांक विक्रेत्याची सही (काशिनाथ सि. कांबळे): Y

मुद्रांक विक्रीचे ठिकाण: बहुरिजदार कंपाऊंड काहेर, अप-४०० २३ JAN 2024

न्यायप्रसिद्धीच्याने मुद्रांक विक्री करणेसाठी मुद्रांक विक्रीचे ठिकाण व मुद्रांक विक्रीचे ठिकाण व मुद्रांक विक्रीचे ठिकाण



I, **Mr. Rahul J Joshi** 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 a legal title Report to the land on which the development of the project is being carried out.

AND

A legal valid authentication of title of such land along with an authentication copy of the agreement between such owner and promoter for development of real estate project is enclosed herewith.

2. That the said project land is free from all encumbrances.

3. That the time period till **31/12/2027** within which the project shall be completed by me from the date of registration of project;

4. (a) For new projects:

That seventy per cent of the amounts to be 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.

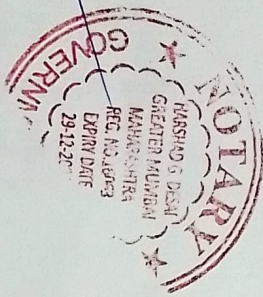
(b) For ongoing project on the date of commencement of the Act:

(i) That seventy per cent of the amounts to be realised 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 of Maharashtra Real Estate (Regulation and Development) Rules, 2017.

6. That I / promoter shall get the accounts audited within six months after the end of every financial year by the 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 / promoter shall take all the pending approvals on time, from the competent authorities.



8. That I / 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 / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be on any ground.

Deponent

For Oscar Infrastructure Pvt. Ltd.



[Signature]
Director

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 27/02/2024

Notary Register

Serial No. 2213

Page No. 13 *[initials]*

Date 27/2/2024

Adv. HARSHAD G. DESAI

B.Sc., (Hons), LL.B

ADVOCATE HIGH COURT MUMBAI & PUBLIC NOTARY

REG. NO. MAH / 649 / 1999

Notary Reg. No. 10063

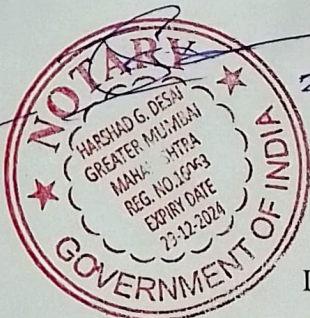
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L.B.S. Marg, Mulund (West), Mumbai-400 060.

Cell : 9820122136 / 9004458485



[Signature] 27/2/2024

Deponent

For Oscar Infrastructure Pvt. Ltd.



[Signature]
Director

