

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE  
HUNDRED RUPEESभारत INDIA  
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2017

SF 221200

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यावरून हे महिष्यात वापरणे बंधनकारक आहे.

फक्त प्रतिज्ञापत्रासाठी

अनु. क्र. ५२६ दि. २५ JUL २०१७ मुल्य १००/-

19 JUL 2017

१) मुद्रांक जिवात घेणाऱ्याचे नाव : ओम देव प्रोजेक्ट्स

२) पत्ता : नवी पर्व पुणे

३) हमने जमाविले आहे : महिष्यात वापरणे

४) पत्ता : नवी पर्व पुणे

महिष्यात वापरणे : श्री. अंजली न. चौबळ

३२/६, आदर्शनगर, पुणे-४११०३०

शासकीय काम : महिष्यात वापरणे

आवश्यकता पडत (संलग्न जोपर्यंत १५/७/२०१७ पर्यंत)

## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of undersigned partners 1) Mr. Atul R. Mahashabde 2 ) Mr. Vishal K. Jain 3 ) Mr. Ashok A. Khivsara & 4) Mr. Rohan V. Mantri of M/s. Om Developers Project Green the proposed project / duly authorized by the promoters of the proposed project, vide their authorization dated 25/07/2017.



We, promoters of the proposed project /duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That we promoters have 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 promoters for development of the real estate project is enclosed.

2. That details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details as under...

- a) Construction finance from HDFC Ltd. is availed
- b) 1460/2012 is pending in civil court. – Bharti Shinde V/s. Om Dev. Project Green
- c) 513/2014 is pending in civil court. – Shalan jadhav V/s. Shankarbhavu Waghmare
- d) 4325/2012 is pending in civil court – Manorama Dhasal V/s. Nitin Bhansali

3. That the time within which the project shall be completed by us promoters, is 31<sup>ST</sup> OCTOBER 2018.

4. That seventy percent of the amounts to be realized 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2016.

6. That we promoters shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a project have been utilised for the project and the withdrawal has followed the proportion to the percentage of completion of the project.

7. That we promoters shall take all the pending approvals on time, from the competent authorities.

8. That we the promoters shall inform the Authority regarding all the changes that



On stamp paper of Rs.100/-

Act and under rule 3 of these rules, within seven days of the said changes occurring.

9. That we promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That we the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

### VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at Pune on this 25<sup>th</sup> day of July 2017.

Deponent :

1. Mr. Atul Ratnakar Mahashabde

2. Mr. Vishal Kantilal Jain

3. Mr. Ashok Akheraj Khivsara

4. Mr. Rohan Vijay Mantri

**BEFORE ME**

**R. V. PISAL**  
NOTARY GOVT. OF INDIA

Noted and Registered

Sr No.

Date

2657

27 JUL 2017

श्री अशोक खेकर

