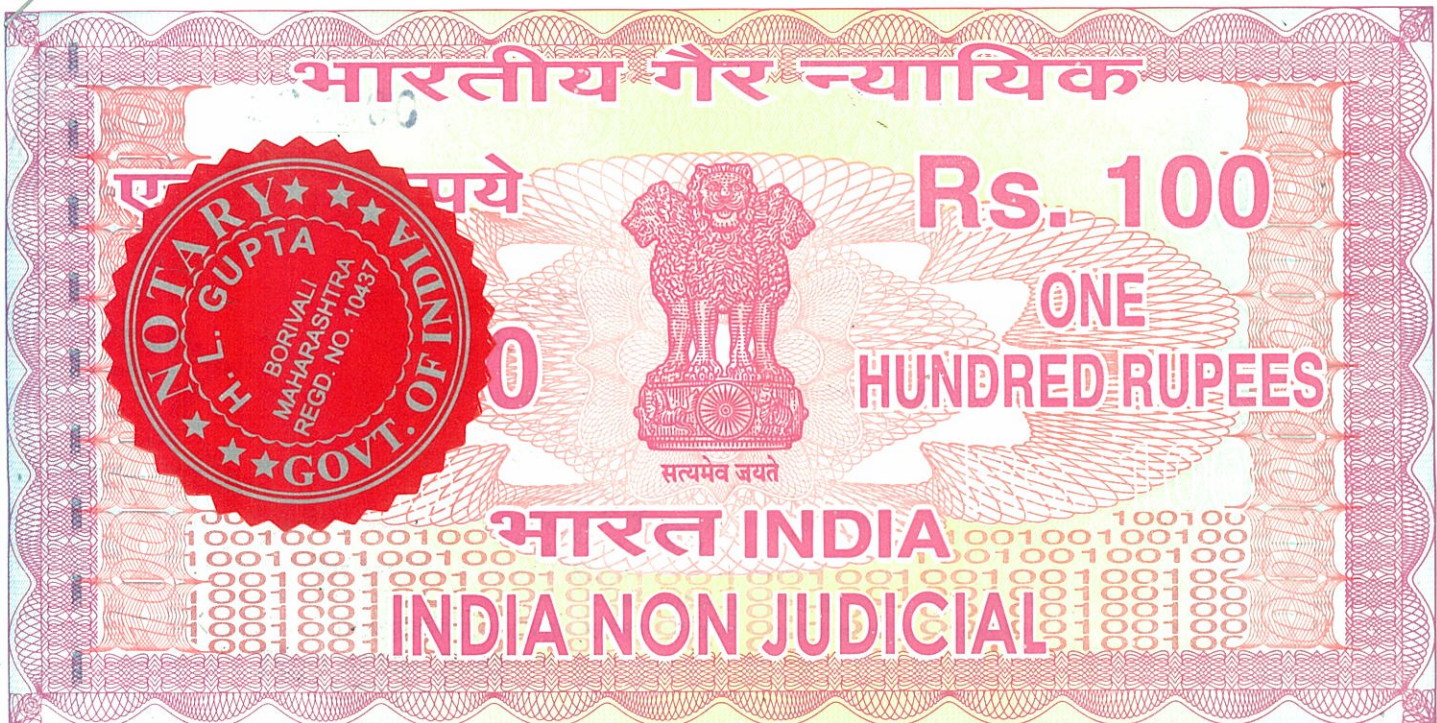
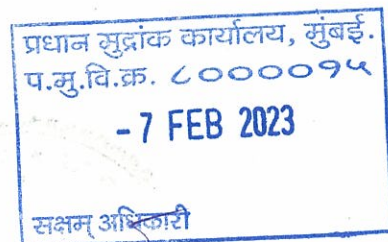




महाराष्ट्र MAHARASHTRA

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FORM 'B'

Affidavit cum Declaration

श्रीमती उल्का पाटील

Affidavit cum Declaration of Mr. Shobhan Parekh, Partner of M/s. Om Navratna Enterprises promoter of the proposed project "Navratna Co-operative Housing Society Limited duly authorization dated 4th Feb, 2022.

I, Mr Shobhan Parekh, on behalf of promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have legal title Report 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.

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.

001723

जाहपत्र-9 Annex

15 FEB 2023

फक्त प्रतिज्ञापनासाठी Only for Affidavit

मुद्रांक विकत घेणाऱ्याचे नाव _____

मुद्रांक विकत घेणाऱ्याचे रहिवासी पत्ता _____

मुद्रांक विक्रीबाबतची नोंद बही अनु. क्रमांक _____

मुद्रांक विकत घेणाऱ्याची सही _____

धरणाचा क्रमांक : 2000094

मुद्रांक विक्रीचे ठिकाण/पत्ता : अंधेरी कोर्ट बार् असोशिएशन

एज. एम. कोर्ट, अंधेरी रेल्वे स्टेशनच्या बाजूला, अंधेरी

भा.व.को. कोर्टाच्या समोर/व्यावसायिक गल्लार प्रतिज्ञापन सादर करणेसाठी मुद्रांक

विक्रीबाबतची आवश्यकता आहे. (न्याय आदेश दि. 09/09/2008) नुसार

या कारणासाठी ज्यांना मुद्रांक खरेदी केला त्यांनी न्याय कारणासाठी मुद्रांक खरेदी

करण्यास न्याय न्यायालयात वाचणे बंधनकारक आहे.

OM NAVRATNA ENTERPRISES LLP
102, Ganesh Sanadi, Malviya Road,
Vikhroli (East), Mumbai - 400 057.





That the project shall be completed by me up to 31st March 2026

(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 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 utilized 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 maybe.

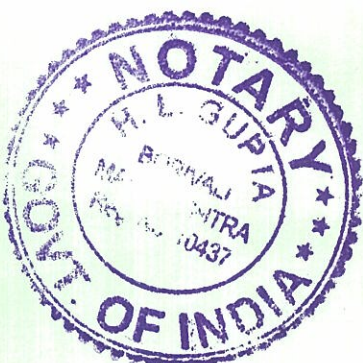
For M/s. Om Navratna Enterprises

Mr. Shobhan Parekh
Partner

Verification

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

Verified by me at Mumbai on this 16th February, 2023.



ATTESTED BY ME

H. L. GUPTA

Advocate & Notary, Govt. of India
Off. Shop No. 32, Avishkar Tower,
Chandavarkar X Road, Opp. Talkies
Borivali (W), Mumbai - 400 092

For M/s. Om Navratna Enterprises

Mr. Shobhan Parekh
Partner