



महाराष्ट्र MAHARASHTRA

2023

76AA 076987



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९६
17 OCT 2023
सक्षम अधिकारी

श्रीमती लता सांगळे

FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **OM ARCH REALTY LLP** promoter of the proposed project **OM PARAS**.

Plot Address: Final Plot No 85, Prarthana Samaj Road, Vile Parle East, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 057 (Admeasuring Area of 537.62 Sq. Meters)

We, **OM ARCH REALTY LLP** promoter of the proposed project **OM PARAS** do hereby solemnly declare, undertake and state as under:

1. We have a legal title Report to the land on which the development of the project is proposed project is to carried out a legally valid authentication of title of such land

For OM ARCH REALTY LLP

[Signature]

PARTNER



or OM ARCH REALTY LI

[Signature]

PARTNER

UNDERTAKING

25 OCT 2023

OM Arch Realty LLP

C1-C2, GOVARDHAN BAUG,
MANMALA TANK ROAD,
MATUNGA (W), MUMBAI-400 016.

फक्त प्रतिज्ञापत्रासाठी / Only For Affil:

- १) मुद्रांक विक्री मादवही अनु. क्र./दिनांक.....
- २) मुद्रांक विकत घेणाऱ्याचे नाव, रहिवासाचा पत्ता व सही.
- ३) परवानाधारक मुद्रांक विक्रेत्याची सही

व परवाना क्रमांक तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता
परवाना क्रमांक ८००००१६

मुद्रांक विक्रीचे ठिकाण/पत्ता: बांद्रा बार असोसिएशन
गार्डन बिल्डींग, २ रा माळा, लॉयर चेंबर, बांद्रा मेट्रोपोलिटन
जिस्ट्रेट कोर्ट, ए. के. मार्ग, बांद्रा पूर्व, मु. - ४०००५१.

सकीय कार्यालयासमोर न्यायालयासमोर प्रतिज्ञापत्र सादर
करणेसाठी मुद्रांक कागदाची आवश्यकता नाही.

शासन आदेश दि. ०१/०७/२००४ नुसार) त्या कारणासाठी
यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी करण्यास नव्हते. त्यांचा परवाना क्रमांक ८००००१६ आहे.


सौ. राजनी दाभोळकर



along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith

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2. That the project land is free from all encumbrances.
 3. That the time period within which the project shall be completed by promoter shall be **20.04.2027**.
 4. 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 That the amounts from the separate account shall be withdrawn in accordance with RERA Rule 5.
 6. We 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. We shall take all the pending approvals on time, from the competent authorities.
 8. We 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. We have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. We 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 our above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at MUMBAI on this 17th day of May 2024

Deponent

For OM ARCH REALTY LLP

 PARTNER

Deepak Anant Angane
Designated Partner,
OM Arch Realty LLP

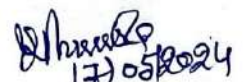
For OM ARCH REALTY LLP

 PARTNER

Kunal Deepak Angane
Designated Partner,
OM Arch Realty LLP

BEFORE ME




HARI PRASAD MISHRA
ADVOCATE & NOTARY
GOVT. OF INDIA
Reg No. 10441

Reg. No.	01/2024
Sr. No.	683/2024
Sign.	