



महाराष्ट्र MAHARASHTRA

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AB 112391

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

मुद्रांक विक्री नोंद वही अनु. क्रमांक : ६६९५ दि. ११-०८-१७

दस्तावा प्रकार : देवा.

दस्त नादणी करणार आहे का ? होय/नाही

मिळकतीचे वर्णन : —

मुद्रांक विकत देणाऱ्याचे नांव : OM Associates

पत्ता : See no. 1, plot no. 62/1

दुसऱ्या पक्षाचा नांव : mehgama Mangal Bhatwari 39

मुद्रांक शुल्क रक्कम : 500/-

हस्ते असल्यास त्यांचे नांव व पत्ता व सही : Chhagan Bhatwari

Chhagan Bhatwari

स्टॅप नंबर : asabell

सा. प्रणाली प्र. भुमकर

७३, महेशनगर, पिंपरी, पुणे-४११०१८

(ला.नं. 2201061)

मो. 9890965419

PPB Kd



31 JUL 2017

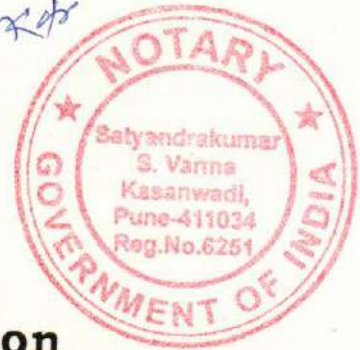
प्रथम न्यायिक लिपीक
कीर्तनार पुणे करिण

FORM "B"

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Chhagan Mangilal Bhati**,
Partner of M/s Om Associates, Promoters & Builders of the
proposed project



[2]

I **Mr. Chhagan Mangilal Bhati, Partner of M/s Om Associates, Promoters & Builders** and promoter of proposed project at **S no 02, CTS No 1888, Plot No 90, Chinchwad, Pune** Name of Project : **Bhagyashree Apartment** do hereby solemnly declare, undertake and state as under:

1. That 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
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is **31ST December 2020.**
4. [a] For new projects:

That seventy per cent of the amounts realised by the promoter for the real estate project from the allottees, from time to time, shall be deposited in separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost 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 amount 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.

5. That the amount from the separate account shall be withdrawn in accordance with Rule 5.



[3]

6. That the promoter 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 dully 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 the promoter shall take all pending approvals on time, from the competent authorities

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

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

Deponent



Chhagan M Bhati

Partner of M/s Om Associates



[4]

Verification

The content of may above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Pune on this 11th day of August 2017.

Deponent



Chhagan M Bhati

Partner of M/s Om Associates



BEFORE ME

Satyendrakumar S. Varma
NOTARY
GOVT. OF INDIA
Kasarwadi, Pune-411 034
Mob.:9370690084, 9822455355

11/08/2017

