



महाराष्ट्र MAHARASHTRA

2022

27AA 485185

अनुक्रमांक 2068 दिनांक 9/12/22 रुपये 100
 मुद्रांक वापराचे कारण कारखान्या
 मुंबई मुद्रांक अधिनियम, 1956 चे अनुच्छेद क्र.
 मुद्रांक वापरणाऱ्याचे नांव मंगेश वसंतराव गुंडाल
 पत्ता राजपुराणगर, ता. खेड, जि. पुणे
 हस्ते सुधीर विठ्ठलराव गुंडाल



सही मुद्रांकधारक/
 हस्ते व्यक्ति

श्री. विनायक सिताराम धिंगळे
 मुद्रांक विक्रेता, परवाना क्र. 929032
 राजपुराणगर, ता. खेड, जि. पुणे
 परवाना मुदत

Form 'B'

[See rule 3(4)]

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. MANGESH VASTRAO GUNDAL promotor and
 duly authorized by the OM DEVELOPERS (SKY VIEW RESIDENCY). promoter of
 the proposed project vide their authorization dated 01/09/2022.





I, MANGESH VASANTRAO GUNDAL

duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That OM DEVELOPERS (SKY VIEW RESIDENCY). have a legal title 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 promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is about 5 Years i.e. 21/02/2028.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I /promoter shall get the account 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 amount 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.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
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 grounds.

Verification



Deponent

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 _____ on this _____ day of _____.

Deponent



BEFORE ME

SUDHIR VITTHALRAO MANJARE
NOTARY GOVT. OF INDIA
Raigurunagar, Dist. Pune

Noted in Reg. No. R-1
At Sr. No. 728/2023

22 FEB 2023