

To be Motorized



महाराष्ट्र MAHARASHTRA

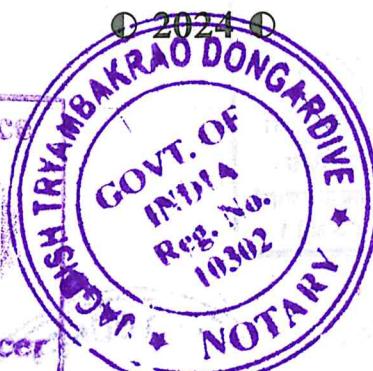
DB 997953



Sub-Treasury Office  
Vasai

124 FEB 2025  
Sub Treasury Officer

24-02-2025



FORM B

[Rule 3(6)]



#### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of I Mr. Nikunj Arun Upadhyay duly authorized by the director of Jasmina Constructions Private Limited of the proposed project "**Omkar Prive**" Plot bearing FP No.28, TPS VI, Village – Vile Parle situated at S V Road, Santacruz West, Mumbai – 400 054 / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25<sup>th</sup> February 2025;

We, duly authorized by the director of Jasmina Constructions Private Limited, do hereby solemnly declare, undertake and state as under :

1. That we have a legal title Report to the land on which the development of the project is proposed. we enclosed the authenticated copy of title certificate of Advocate Hitesh Dabhi.

*[Signature]*

122881

25 FEB 2025

प्रौद्योगिकी विभाग-2/Annexure-II

१. युक्ति क्रमी संख्या/दिनांक, अस्तित्व-क्रमांक  
(Serial No./Date) \_\_\_\_\_
२. वस्तुका प्रकार  
(Nature of Property) \_\_\_\_\_
३. वस्तु की विवरण वाली प्रतीक्षा क्रमांक  
(Description of the property and its serial number) \_\_\_\_\_
४. सुधूक विकल्प विवरण वाली प्रतीक्षा क्रमांक  
(Stamp Preference and its serial number) \_\_\_\_\_
५. उपर्युक्त विवरण वाली कानूनी नाम  
(Name, Legal name) \_\_\_\_\_
६. इसी वार्तालाला वाली नाम  
(Name of the Person) \_\_\_\_\_
७. इसी वार्तालाला वाली नाम  
(Name of the Person) \_\_\_\_\_
८. वार्तालाला वाली नाम  
(Name of the Person) \_\_\_\_\_

३. सरकारी दस्तावेज़ की संख्या/दिनांक \_\_\_\_\_  
ये प्रतीक्षा क्रमांक के साथ \_\_\_\_\_ दिनांक विवरणकार  
युक्ति क्रमांक विवरण/दिनांक १२ फेब्रुअरी २०२५, वाराणसी सारांश  
(या वार्तालाला की कानूनी वाली दस्तावेज़ के साथ व्यापारी समझ कारणासारी  
सुधूक विवरण के साथ वार्तालाला दस्तावेज़ का प्राप्ति अस्तित्व अहो.)

Worthy



Jasmine Construction Co.





2. The said land is free from all encumbrances.
3. We say that time period within which the project shall be completed by the promoter by 29th February 2028.
4. a) For new project:  
We further declare and undertake that seventy per cent of the amounts to be realised hereinafter by 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. We further declare that the amounts from the separate account shall be withdrawn in accordance with Rule 5 of Maharashtra Real Estate (Registration and Development) Rules, 2017.
6. We say and declare that we shall get the account 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 particulars 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 say and declare that the promoter shall take all the pending approvals on time from the competent authorities.
8. We say and declare that the promoter shall inform the Authority regarding all the charges that have occurred in the information furnishing 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 say and declare that the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. We say and declare that the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot of building, as the case may be on any ground.



**Verification**

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

Verified by me at Mumbai on this 12<sup>th</sup> day of February 2025.

For Jasmina Constructions Private Limited.

*Jagdish*  
Director



**BEFORE ME**

JAGDISH TRYAMBAKRAO DONGARDIVE  
Advocate High Court & Notary, (Govt of India)  
Rahul Chawla Committee, Kranti Nagar,  
Akurli Road, Kandivali (East),  
Mumbai-400 101.

1-2 MAY 2025





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