



MAHARASHTRA

2022

BW 584551



गणान सुदारण कर्णालय, मुंबई
प.सु.वि.क. ८००००८
27 MAR 2023

श्रीमती लता सांगळे

FORM 'B'


[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Om Shanti Housing Development Company through it's partner Mr. Jenish Sanjay Desai promoter of the proposed project and building known as "POLE STAR" at Plot No. 48K bearing C.S No. 40/26, Dadar Matunga Estate, of village Dadar Naigaon, Dadar (East), Mumbai- 400014.

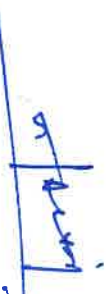
“M/s. Omshanti Housing Development Company” promoter of the project “Pole Star” do hereby solemnly declare, undertake and state as under:

- 1) I, have the legal title report to the land on which the development of the project is proposed.
- 2) The Project land is free from all encumbrances.
- 3) That the time period within which the project shall be completed by us on or before 31.12.2027.
- 4) Seventy Percent of the amounts to be realised hereinafter 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- 5) The amount from separate account shall be withdrawn in accordance with RERA Rule 5.
- 6) 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 7) I, shall take all the pending approvals on time, from the competent authorities.
- 8) I, shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) OD section 4 of the ACT and under rule 3 of these rules, within seven days of the said changes occurring.
- 9) I, have 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.

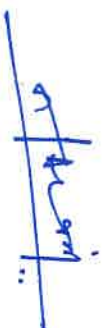



Deponent

Verification

I, the Deponent above, do hereby verify the contents of above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 29th day of March 2023 at Mumbai.



Deponent

Jenish Sanjay Desai



BEFORE ME



G. H. SHUKLA,
NOTARY GREATER MUMBAI
Jagdamba Bhavan, Ground Floor
Sanpatrao Kadam Marg, Lower Parel
MUMBAI 400 013

29 MAR 2023

NOTED & REGISTERED
Sr. No. 4634/136/2023
Dated: 29 MAR 2023