

हाराष्ट्र MAHARASHTRA

2022

BR 658695

17 NOV 2022

34880

दिनांक

वि.नं..... स्टॅम्प किंमत रु.

श्री. For, Oceanpride Real Estate Developer LLP



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यांचे रु. ( 400 ) दिने स्टॅम्प कार्ड क्र. 2609024

अॅफडेव्हीट, करारपत्र, मॉरगेज, मुखपत्र व खरेदी पत्र



14 NOV 2022  
STAMP HEAD CLERK,  
TREASURY OFFICE,  
KOLHAPUR. (M.S.)

✓



AFFIDAVIT CUM DECLARATION

9-17-11-22





## Affidavit cum Declaration

Affidavit cum Declaration of Mr. Uday Govind More, Mr. Sourabh Dinesh Chitnis, Mr. Amol Ajit Shinde, promoters of the project named Nisarg by Ocean pride Real Estate Developer LLP, vide their authorization No dated 07 July 2022; are Indian national, promoters of the proposed project authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under.

(1) That we promoters have a legal title Report to the land on which the development of the project is proposed

OR

have a legal title Report to the land on which the development of the proposed project is to be carried out

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters for development of the real estate project is enclosed herewith.

(2) That the project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by we promoters from the date of registration of project; is 20/09/2024.

(4) (a) For new projects: That seventy per cent of the amounts realised by we promoters 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.

(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts 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.

OR

(ii) That entire amounts 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (1) (D) read With rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

(6) That we promoters 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) That we promoters shall take all the pending approvals on time, from the competent authorities.

(8) That we promoters 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 the said Rules, within seven days of the said changes occurring.

(9) That we promoters have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.




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

Solemnly affirmed on 17<sup>th</sup> day of November 2022 at Kolhapur.

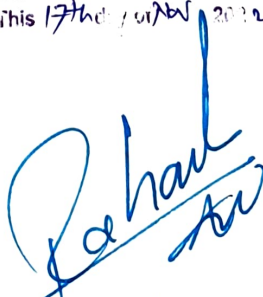
### Verification

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

Verified by me at Kolhapur on this 17<sup>th</sup> day of November 2022.

-   
1) Mr. Uday Girish More
-   
2) Mr. Sourabh Ginesh Chitnis
-   
3) Mr. Amol Ajit Shinde

SOLEMNLY affirmed before me  
by Mr. Uday G. More  
Who is identified before me  
by S. G. Lingar  
Whom I personally know  
This 17<sup>th</sup> day of Nov 2022



**RAHUL K. DESAI**  
Advocate & Notary  
Office : F-04, The EMPIRE,  
2150/B, Pitli Ganpati Chowk,  
Near RTO, Office "E" Ward,  
Tarabai Park, Kolhapur-416003.

  
IDENTIFIED BY  
S. G. Lingar

Notary Regi. Sr. No. 330  
2022

17 NOV 2022