



महाराष्ट्र MAHARASHTRA

2022

07A 258446

27 MAY 2022



20 MAY 2022

प्रथम मुद्रांक लिपीक

पुणे न्यायालय



FORM 'B'
[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Pritish Gopal Laad, Mr. Pranesh Gopal Lad & Mr. Gopal Kashinath Kele and authorized signatory of the Real Estate project, 'G K Market Phase 1', being proposed to be carried out at property bearing s. no. 133-2, Plot no 01, Village Walwadi, Deopur Dhule.

1, Mr Pritish Gopal Laad, Mr. Pranesh Gopal Lad & Mr. Gopal Kashinath Kele, and authorized signatory of the proposed Real Estate Project do hereby solemnly declare, undertake and state as under:

1. That Mr Pritish Gopal Laad, Mr. Pranesh Gopal Lad & Mr. Gopal Kashinath Kele, the Promoter has a legal title Report to the land on which the proposed Real Estate Project is to be carried out

AND

A legally valid authentication of title of such land along with village form VII and XII, of the Real Estate Project is enclosed herewith.

2. That the project land is free from all encumbrance son which the proposed Real Estate Project is to be carried out.
3. That the time period within which the Project shall be completed by Mr Pritesh Gopal Kele, Mr. Pranesh Gopal Kele & Mr. Gopal Kashinath Kele is proposed to be 13 months from the date of registration of project; (upto 15 June, 2023)
4. Being an On-going project on the date of commencement of the Act -That seventy per cent of the amounts to be realised hereinafter by Mr Pritish Gopal Laad, Mr. Pranesh Gopal Lad & Mr. Gopal Kashinath Kele 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That Mr Pritish Gopal Laad, Mr. Pranesh Gopal Lad & Mr. Gopal Kashinath Kele, the Owner, 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 practising 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 Mr Pritish Gopal Laad, Mr. Pranesh Gopal Lad & Mr. Gopal Kashinath Kele, the Owner, shall take all the pending approvals, if any, on time, from the competent/concerned authorities.
8. That Mr Pritish Gopal Laad, Mr. Pranesh Gopal Lad & Mr. Gopal Kashinath Kele, the Owner, 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 Mr Pritish Gopal Laad, Mr. Pranesh Gopal Lad & Mr. Gopal Kashinath Kele, the Owner, have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10 That Mr Pritish Gopal Laad, Mr. Pranesh Gopal Lad & Mr. Gopal Kashinath Kele, the Owner, shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

Laad
Mr. Pritish Gopal Laad,

Pranesh
Mr. Pranesh Gopal Lad

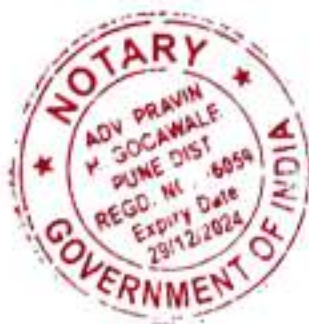
Gy
Mr. Gopal Kashinath Kele



Verification

The contents of my above Affidavit cum declaration are true and correct to my knowledge and nothing material has been concealed by me there from.

Verified by me at Pune on this 27th day of May, 2022.



Laad
Mr. Pritish Gopal Laad,

Pranesh
Mr. Pranesh Gopal Lad

Gy
Mr. Gopal Kashinath Kele

BEFORE ME

ADV. PRAVIN H. GOGAWALE
NOTARY GOVT. OF INDIA
PUNE
REGD. NO. 16059

27 MAY 2022

