भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

NOTARY HARKISHIN B. SHARMA GREATER MUMBAI MAHARASHTRA REGD. NO. 2271 GOVT. OF INDIA

महाराष्ट्र MAHARASHTRA ● 2023 ● 72AA 647710

जिल्हा कोषागार कार्यालय ठाणे

कोषागार अधिकारी, ठाणे

30 OCT 2023

पुरवाक प्रमुख लिपीक / लिपीक

NOTARY HARKISHIN B. SHARMA GREATER MUMBAI MAHARASHTRA REGD. NO. 2271 GOVT. OF INDIA

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Ganesh Dham Co-operative Housing Society Limited, co-promoter of the proposed project "Ganesh Dham Co-operative Housing Society Limited" by M/s Mehta & Shirodkar Developers do hereby Solemnly declare, undertake and state as under

We, Ganesh Dham Co-operative Housing Society Limited, co- promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. That promoter has a legal title Report to the land on which the development of the project is proposed

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

~~OR~~

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

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 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. The project shall be completed by me up to 31/12/2029

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

~~(b) For ongoing project on the date of commencement of the Act~~
~~(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 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, 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 Rule 5

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

8. That I/ the promoter 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 I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Deponent

GANESH DHAM CO-OP. HSG. SOCIETY LTD. BOM/W-T/HSG/TC 8248 DT. 29-04-98 V. B. PHADKE MARG, GAVANPADA, MULUND (E), MUMBAI-400081.

POA Holder of Ganesh Dham Co-operative Housing Society limited

Verification

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 Mumbai on this 30-10.2023

Deponent

GANESH DHAM CO-OP. HSG. SOCIETY LTD. BOM/W-T/HSG/TC 8248 DT. 29-04-98 V. B. PHADKE MARG, GAVANPADA, MULUND (E), MUMBAI-400081.

POA Holder of Ganesh Dham Co-operative Housing Society limited

NOTARY HARKISHIN B. SHARMA GREATER MUMBAI MAHARASHTRA REGD. NO. 2271 INDIA

- 1 NOV 2023

HARKISHIN B. SHARMA
ADVOCATE & NOTARY
1, OJAS BLDG, GROUND FLOOR,
NEAR RATION OFFICE, S. N. ROAD,
MULUND (W), MUMBAI-400 080.

NOTED & REGISTERED
Sr. No. 4585/2023

भारत सरकार
GOVERNMENT OF INDIA



शिवाजी जगन्नाथ सावंत
Shivaji Jagannath Sawant
:
:
जन्म वर्ष / Year of Birth : 1956
पुरुष / Male

9975 4767 8522

आधार — सामान्य माणसाचा अधिकार

NOTARY
MAHESHWARI B. SHARMA
GREATER MUMBAI
MAHARASHTRA
REGD. NO. 2271
GOVT. OF INDIA