भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ AV 717786

19 MAR 2020 500/-

10623 दि. मु.शु.रकम.....

दस्ताचा प्रकार ..... प्रतिज्ञापत्र .....

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव गोपाल गंगा [illegible] अेन

पत्ता 5 वॅंड गार्डन टाॅय पुणे [illegible]

दुसऱ्या पक्षकाराचे नांव .....

हस्ते व्यक्तीचे नांव व पत्ता गोपाल मेगा [illegible]

किरण देवराम लडकत

मुद्रांक विकत घेणाऱ्याची सही जि.प. अंडर ग्राउंड, मंगळवार पेठ, पुणे-११

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरले नाही तर कोषागारात संपर्क करावा.

जिल्हा कोषागार अधिकारी पुणे

13 MAR 2020

प्रथम मुद्रांक लिपीक कोषागार पुणे करिता

NOTARY SATISHCHANDRA L. PITALE AREA PUNE DIST. Regd. No. 316 Exp. Dt. 17/3/2021 STATE OF MAHARASHTRA

**FORM 'B'**

**[RULE 3(6)]**

**DECLARATION SUPPORTED BY AN AFFIDAVIT SIGNED BY THE CO-PROMOTER OR ANY PERSON AUTHORISED BY THE CO-PROMOTER**

**AFFIDAVIT-CUM-DECLARATION**

NOTARY SATISHCHANDRA L. PITALE AREA PUNE DIST. Regd. No. 316 Exp. Dt. 17/3/2021 STATE OF MAHARASHTRA

**Affidavit cum of Declaration of1(a) MISS. PURNIMA VISHWANATHRAO BUTY, (1)(b) SHRI PUSHKAR VISHWANATHRAO BUTY, being the only heirs and legal representatives of Late VASUDHABAI VISHWANATHRAO BUTY, (2)(a) SHRI. GIRISH RAMCHANDRA BUTY, 2)(b) SHRI. YOGESHWAR RAMCHANDRA BUTY, (2)(c) SMT. MADHURIBAI RAMCHANDRA BUTY,**

Co-Promoter of the project i. e. " **Glocal Square Third Floor Wings A, B, C, and D"** at ButyMahal, Khasra No.320 and CTS Nos. 3116 to 3128 at Ward No.3, Mouza Sitabuldi, Nagpur, within the limits of the Nagpur Improvement Trust and the Nagpur Municipal Corporation duly executed Development Agreement with **GOEL GANGA INFRASTRUCTURE & REAL ESTATE PRIVATE LIMITED**,and through it's**Director Mr. AtulJaiprakashGoelAge** – 45 years, Occupation – business , Office at :- 3rd Floor, San Mahu Complex,5, Bund Garden Road, Opposite Poona Club, Pune 411 001, vide its authorization dated 2/4/2020

We, Co-Promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1] That we co-promoter have a legal Title Report to the land on which the development of the proposedproject is to be carried out

AND

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

2] That the project land is free from all encumbrances except the following list of litigations.

**DETAILS PENDING LITIGATIONS**

| Sr. No | Name of Court | Case No. | Parties | Status |
|---|---|---|---|---|
| 1 | CJSD | Civil Suit No. 845/2015 | DilipMukundraoButy V/s. Manoj Mirpuri and Other | Pending |
| 2 | C. J. J. D. | Regular Civil Suit No. 741/2015 | HiralalBakaramTakwat V/s. NIT & 6 others | Pending |
| 3 | CJJD | Regular Civil Suit No. 257/2015 | Sanjay Meshram V/s. DilipButy& others. | Pending |

| | | | | |
|---|---|---|---|---|
| 4 | CJSD | 1194/2015 | Bombaywala Departmental Store<br>V/s.<br>Goel Ganga Infrastructure & Real Estate Pvt. Ltd. | Pending |
| 5 | CJJD | 463/2016 | Bombaywala<br>V/s.<br>Goel Ganga & others | Pending |
| 6 | CJJD | RCS No. 492/2015 | Vipin Jain<br>Vs.<br>PushkarButy and Others | Pending |

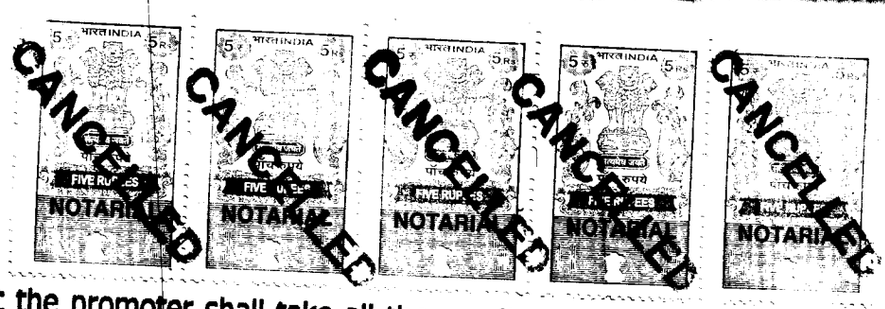
3. That the time period within which the project shall be completed by promoter from the date of registration of project; on or before **December 2025.**

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

That entire of the amounts to be realised hereinafter by us/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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.




7. That the promoter shall take all the pending approvals on time, from the Competent Authorities.

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

10. That 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**

## Verification

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

Verified by me at on this 2nd day of May, 2020.

**Deponent**

BEFORE ME

ADV. SATISHCHANDRA L. PITALE
ADVOCATE & NOTARY
MAHARASHTRA STATE

2 MAY 2020

NOTED AND REGISTERED
AT SERIAL NO. 1392403/2020

IDENTIFIED BY

ADVOCATE