

महाराष्ट्र MAHARASHTRA ◐ 2019 ◐ AV 717785

19 MAR 2020 500/-

नं.क्र. 106230 दि. ..... मु.शु.रक्कम .....

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

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव गोदरेज गॅंगा इन्फ्रास्ट्रक्चर प्रा.लि.

पत्ता ..... S.No. 111/6 वडगाव बु. पुणे

दुसऱ्या पक्षकाराचे नांव .....

हस्ते व्यक्तीचे नांव व पत्ता .....

किरण देवराम लडकत

दस्ताचा क्र. २२०११२५

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

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याचे कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे

वरिष्ठ कोषागार अधिकारी पुणे

13 MAR 2020

प्रथम मुद्रांक लिपीक
कोषागार पुणे करिता

NOTARY SATISHCHANDRA L. PITALE AREA PUNE DIST. Regd. No. 316 Exp. Dt. 17/03/2021 STATE OF MAHARASHTRA

FORM 'B'

[RULE 3(6)]

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

AFFIDAVIT-CUM-DECLARATION

NOTARY SATISHCHANDRA L. PITALE AREA PUNE DIST. Regd. No. 316 Exp. Dt. 17/03/2021 STATE OF MAHARASHTRA

GOEL GANGA INFRASTRUCTURE & REAL ESTATE PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at San-Mahu Commercial Complex, 5, Bund Garden Road, Pune 411001, Promoter of the proposed project i.e." **GLOCAL SQUARE THIRD FLOOR WINGS A, B, C, AND D** "atButyMahal, Khasra No.320 and CTS Nos.3116 to 3128 at Ward No.3, MouzaSitabuldi, Nagpur, within the limits of the Nagpur Improvement Trust and the Nagpur Municipal Corporationthrough its Director, **MR. ATULJAIPRAKASHGOEL**,Age-45Yrs, Occupation- Business, Address: 3rd Floor, San Mahu Complex,5, Bund Garden Road, Pune 411 001, vide its authorization dated 2/4/2020.

I,**Mr. AtulJaiprakashGoel**, promoter of the proposed projectdo hereby solemnly declare, undertake and state as under:

1] That I promoter has 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 such owner 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. ManojMirpuri 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 V/s. Goel Ganga Infrastructure & Real Estate Pvt. Ltd.	Pending

5	CJJD	463/2016	Bombaywala V/s. Goel Ganga & others	Pending
6	CJJD	RCS No. 492/2015	**Vipin Jain** Vs. 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 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 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 29th day of May, 2020.

Deponent

NOTARY SATISHCHANDRA L. RITALE AREA PUNE DIST. Regd. No. 316 Exp. Dt. 17/6/2021 OF MAHARASHTRA

STATE OF MAHARASHTRA NOTARY SATISHCHANDRA L. RITALE AREA PUNE DIST. Regd. No. 316 Exp. Dt. 17/6/2021

BEFORE ME

ADV. SATISHCHANDRA L. RITALE
ADVOCATE & NOTARY
MAHARASHTRA STATE

393/03/2020 2 MAY 2020

NOTED AND REGISTERED AT SERIAL NO.

IDENTIFIED BY

ADVOCATE

CANCELLED NOTARIAL CANCELLED NOTARIAL CANCELLED NOTARIAL CANCELLED NOTARIAL CANCELLED NOTARIAL