



महाराष्ट्र MAHARASHTRA

2020



FORM 'B'

[See Rule 3(6)]



Declaration Supported by An Affidavit, which shall be Signed by
the Promoter or any Person Authorized by The Promoter



Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Atul Manohar Yamsanwar** promoter of the proposed project/duly authorized by **M/s Ganpati Builders & Developers** the promoter of the proposed project, vide its/his/their authorization dated 20-10-2020;

I, **Atul Manohar Yamsanwar** duly authorised by the promoter of **M/s Ganpati Builders & Developers** of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

OR

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

मुद्रांक विकी नॉदवही अनु. क्रमांक- / दिनांक
(Serial No. / Date)

21 OCT 2020

दस्ताचा प्रकार

(Nature of document) 19

दस्ता नोंदणी करणार आहेत का ?

मिना पाठशाला निदेशिका

பிரதான அலுவலர்

मुद्रांक विकाश क्षेत्रातील अर्थ व मूल्य
(Stamp purchaser's Name & Signature)

10. 10.10.2023

(If through other person)
Signature:

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

[illegible]

॥ श्रीगणेशाय नमः ॥

(Stamp Duty Amount)

॥ श्रीगणेशाय नमः ॥

परमानायाक

तमेव मुद्रांक विक्रीचे ठिकाण/पत्ता

Smt. S. K. Rastogi
Stamp Vendor
Rajputi Nagar Nagpur.
L. No. 41/1996
Code No. 4601046



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..NIL Including dues and litigation, details of any rights, title, interest or name of nay party in or over such land, along with details.

3. That the time period within which the project shall be completed by promoter from the date of registration of project is 48 months;

4. (a) For New Projects :

That seventy per cent of the amounts realised by me/promoter for the real estate project from the allot tees, 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 land cost and shall be used only for that purpose.

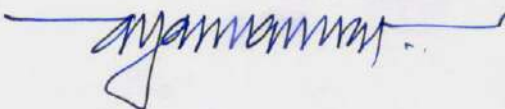
(b) For ongoing project on the date commencement of the Act.

- (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 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 allot tees, 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 received 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 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 therefrom.

Verified by me at Nagpur on this 28th day of October, 2019


Deponent



SWORN / SOLEMNLY AFFIRMED
BY Deponent
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self
BEFORE ME ON THE
DAY OF 21/11/2020
AT NAGPUR.


KIRAN U. WADYALKAR
NOTARY
TH. DIST. NAGPUR (M.S.) INDIA

