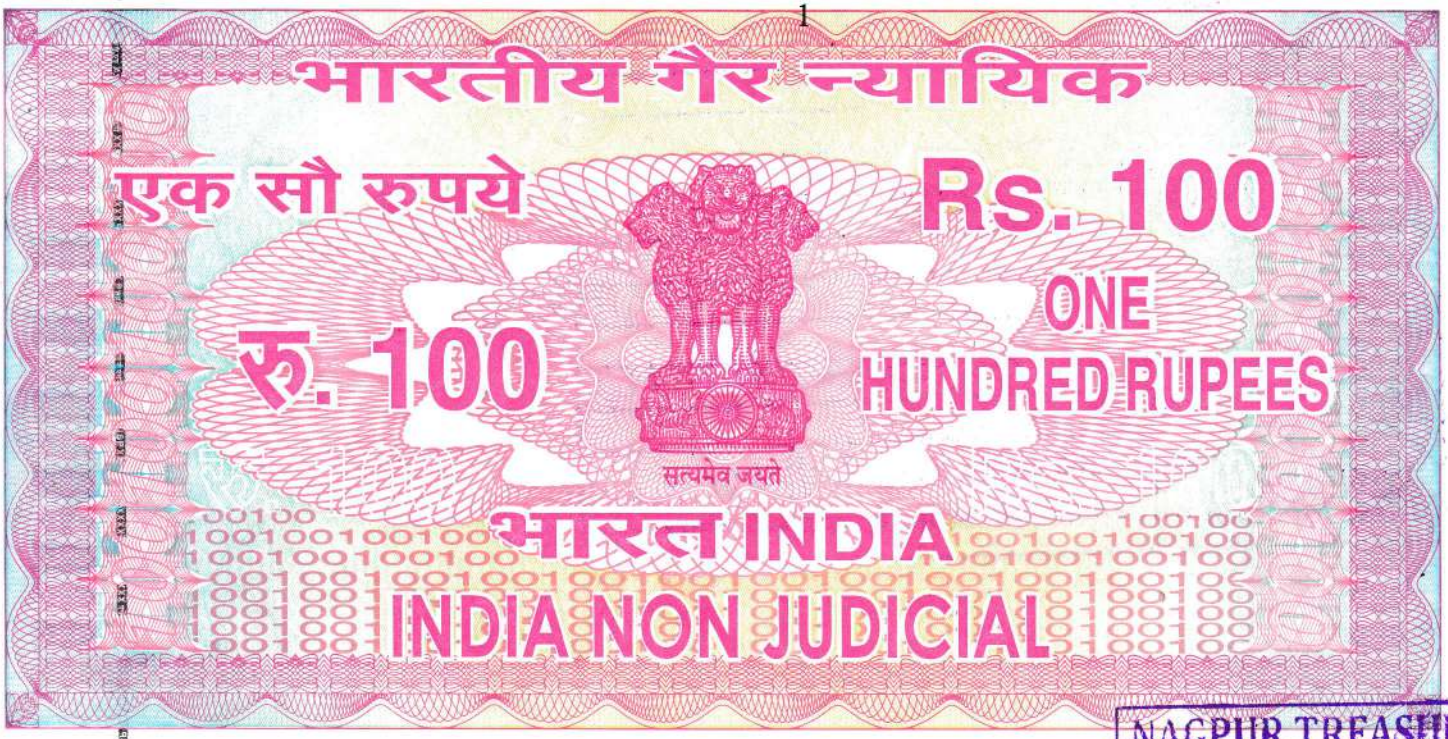


महाराष्ट्र MAHARASHTRA ◐ 2020 ◐

NAGPUR TREASURY
YF 088133
08 OCT 2021
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 11245
DATE 21/5/2022

FORM 'B'
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 **M/S. GANESH BUILDERS**, a Proprietary Concern, having its Plot No. 100, Flat No. 101, Akshay Mension, Empress Mill Housing Society, Shree Nagar, Nagpur-440015 and acting through its Proprietor **MR. ANOOP S/o GYANPRAKASH SHUKLA**, Aged About 62 years Occupation – Business, (Income Tax PAN – AMPPS6110C), (Aadhar No. 7317 8649 1210), (Mobile No. 9423076112) (Email Id – shuklaanoopg@gmail.com) Resident of 100, Akshay Mansion Shree Nagar, Nagpur, Pin Code No. 440015, Tahsil and District – NAGPUR, Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29-04-2022.

NOTARY GOVT. OF INDIA Suresh Sadashiv Meshram Nagpur Maharashtra India Regn. No. 15810 My Term Expires on 05.12.2024

I M/S. GANESH BUILDERS, A Proprietary Concern, having its Office at Plot No. 100, Flat No. 101, Akshay Mension, Empress Mill Housing Society, Shree Nagar, Nagpur-440015 acting through its Proprietor **MR. ANOOP S/o GYANPRAKASH SHUKLA**, Promoter 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 to the land on which the development of the project is proposed OR **M/S. GANESH BUILDERS** acting through its Proprietor **MR. ANOOP S/o GYANPRAKASH SHUKLA** have/has a legal title 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.

AND

2. That, the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/Promoter is 31-12-2025.

4. That, seventy per cent of the amounts realized 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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such 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.

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

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

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

(ANOOP GYANPRAKASH SHUKLA)
Proprietor of M/S. GANESH BUILDERS
(Deponent)

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at on this day of 29th APRIL, 2022

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn. No. 15840 My Term Expires on 05 12 2024 GOVT. OF INDIA

(ANOOP GYANPRAKASH SHUKLA)
Proprietor of M/S. GANESH BUILDERS
(Deponent)

Sworn before me on this 2nd day of May 2022 at Nagpur by Shri/Smt./Ku. Above depon. R/o. Nagpur who has been identified by Shri/Smt. Advocate, Nagpur.

2.5.2022

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

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