



महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
48AA 913384

NOTARIAL REG.

ENTRY NO. 8957

DATE 20-10-2023

FORM 'B'

12 SEP 2023

Affidavit cum Declaration

Affidavit cum Declaration of M/s. GANPATI BUILDERS AND DEVELOPERS AND 3 OTHERS
[i.e. (1) Mr. Atul Manoharrao Yamsanwar, (2) Mr. Vyankatesh Trimbakrao Kunawar &
(3) Mr. Chandrakant Bhaurao Padmawar], 3rd floor, NKY Tower, Ajani Square, Wardha
Raod, Nagpur who is Promoter of proposed Project "UNIQUE CITY 2" 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

OR

..N.A.. 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..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 **60 months i.e.(31/08/2028)**

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 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 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 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.


GANPATI BUILDERS & DEVELOPERS
PARTNER


PARTNER

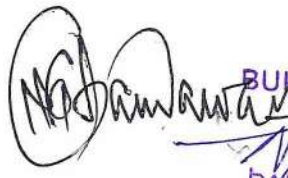
Deponent



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 19th day of Oct, 2023


GANPATI BUILDERS & DEVELOPERS
PARTNER


PARTNER

Deponent





Attested

SHRIKANT A. GAULKAR
NOTARY
NAGPUR DIST. (M.S.) INDIA
Plo. No.66, New Dyaneshwar Nagar
Manewada Road, Nagpur
Mo.: 9423054715

