



महाराष्ट्र MAHARASHTRA

2020

YM 235487

Reg. Serial No. 52920 Date 24 MAR 2021
Amount 100/-
Nature of document **DECLARATION**
Whether it is to be registered? Yes/No.
Property Description in brief.
Stamp Purchaser's Name G.K. Associates
Address punawale pune - 33
Name of the other Party.
If through Name Pinesh Sarode
Address Pimple Saudagar pune - 27
Stamp Purchaser's Sign.

Sign. : JAY D. WANWARI, Lic.No.: 2201067
(Stamp Vendor) Vishakha Xerox Copiers, Pimori, Pune-411 017

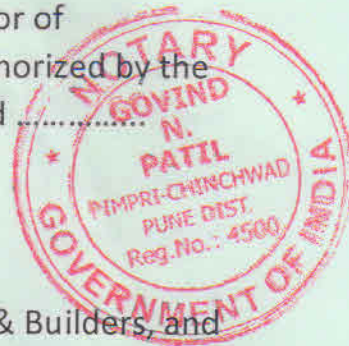


FORM "B"

[See rule 3(6)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Vinod Premchand Chandwani, a director of G.K. Associates, Promoters & Builders of the proposed project/dully authorized by the promoter of the proposed project, vide its/his/their authorization dated



I Vinod Premchand Chandwani, a director of G.K. Associates Promoters & Builders, and promoter of proposed project/dully authorized by the promoter of the proposed project at S no 25/1(P), 25/2, 27/5, AARCON Punawale Pune 411033. do hereby solemnly declare, undertake and state as under:

1. That 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
3. That the time period within which the project shall be completed by the promoter from the date of registration of project is 31st OCTOBER 2025.
4. [a] For new projects:

That seventy per cent of the amounts realised by the 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 shall be used only for that purpose.

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

(i) That seventy per cent of the amount 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.

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 receivable of the project is less than the estimated cost of completion of the project.

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 the promoter shall take all 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.

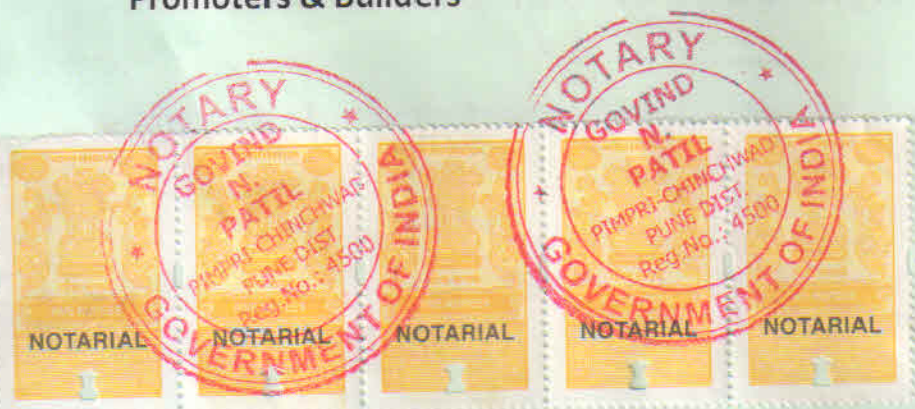
Deponent




Vinod Premchand Chandwani

G.K. Associates

Promoters & Builders



Verification

The content of may above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Pune on this ^{13th} day of AUGUST 2021.

Deponent


Vinod Premchand Chandwani

BEFORE ME

GOVIND N. PATIL
ADVOCATE & NOTARY
GOVT. OF INDIA
Azad Colony, Panchpir Chowk