



महाराष्ट्र MAHARASHTRA

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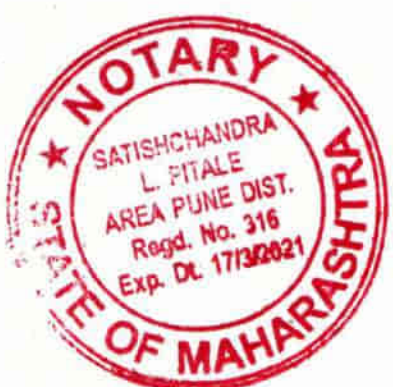
100669 6 MAR 2020 500/-
दि. मु.श. रकम

वस्तुचा प्रकार प्रतिज्ञापत्र
दस्त नोंदणी करणार आहेत का ? होय/नाही.
मिळवणीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव गोयल गंगा इंडिया प्रा.लि.
पत्ता ५, बॅडगार्डन रोड, पुणे-११

दुसऱ्या व्यक्तीचे नांव
हस्ताक्षरीचे नांव व पत्ता शेख मेहता

विकरण देकराम लाडकेल
परवाना क्र. २२०११२५
जि.प. अंडर शाऊंड, मंगळवार पेठ, पुणे-११
याचा कायदाबरोबर मुद्रांक घेऊन घेतला, त्याची साथ यापुढील मुद्रांक
व मुद्रांक घेणाऱ्याच्या नावावर बंधनकारक आहे.



FORM 'B'

[RULE 3(6)]

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

AFFIDAVIT-CUM-DECLARATION

[Signature]



Affidavit cum of Declaration of **GOEL GANGA INDIA PVT. LTD.** a company incorporated and registered under the Companies Act, 1956, and having its registered and corporate office at – 3rd Floor, San Mahu Complex, 5, Bund Garden Road, Pune – 411 001, the promoter of the ongoing project i.e. **GANGA MILLENIA, UNDRI BUILDING 'J, K, L, M and N'** at Survey No. 16 & 17 (Part) of Village - Undri, Taluka - Haveli, District- Pune through its Director **MR. AMIT JAIPRAKASH GOEL** Age – 37years, Occupation - Business, Address - 3rd Floor, San Mahu Complex, 5, Bund Garden Road, Pune- 411 001.

I, **Amit Jaiprakash Goel**, duly authorized by promoter of the ongoing project, do hereby solemnly declare, undertake and state as under:

1. That I have a legal Title Report to the land on which the development of the project is proposed.

That details of encumbrances – including dues and litigations details of any rights, title, interest or name of any party in or over said land.

Sr. No.	Details of Encumbrances
1	An Indenture of Mortgage executed and registered on 31/05/2017 at Serial No. 4180/2017 Haveli No. 11, Pune in respect of the lands mentioned in the schedule here in below between Goel Ganga Developers[India] Pvt. Ltd., Pune and J. M. Financial Credit Solutions Limited to the said lands. (i) All that piece and parcel of the property bearing Survey No. 16 (Part) & 17 (Part) total admeasuring 05 Hectare 31.09 Are i. e. 53109 Sq. mtr. situated lying and being at Village Undri, Taluka Haveli, District Pune within the limits of Gram Panchayat Undri, Pune including all structure thereon both present and future. (ii) All that piece and parcel of land bearing Survey No. 17/8A/10 total admeasuring 03 Hectare 09 Are i. e. 3900 Sq. mtrs. situate lying and being at Village Undri, Taluka Haveli, District Pune within the limits of Gram Panchayat Undri, Pune together with all building and structures constructed/ to be constructed thereon. (iii) All project Glitz Units, together with all rights, title and interest of





the Mortgagor in / over the project Glitz as well as the right to common areas and facilities appurtenant to each of the project Glitz Units as well as any parking spaces allotted to such project Glitz unsold units.

(iv) All and any amounts held, owing to our received by or receivable, in each case from time to time which shall include the project receivables.

(v) Unsold units of project.

(vi) Escrow Account of project.

(vii) Retention Account of project; and

(viii) Project Documents of project.

In favour of JM Financial Credit Solution Limited having its registered office at 7th Floor, Cinergy, Appasaheb Marathe Marg, Prabhadevi, Dadar (West), Mumbai- 400 025 for availing finance.

Details Of Litigations:

Sr. No.	Name of the Court	Type of case	Case No.	Role of the promoter	Preventive Order (if any)	Present Status
1	CJSD	Regular Civil Suit	666/2013	Defendant	No	Pending
2	CJSD	Special Civil Suit	361/2015	Defendant	No	Pending
3	CJSD	Special Civil Suit	64/2013	Defendant	No	Pending
4	CJSD	Special Civil Suit	699/2014	Defendant	No	Pending
5	CJSD	Special Civil Suit	357/2015	Plaintiff	No	Pending
6	CJSD	Regular Civil Suit	1901/2015	Defendant	No	Pending
7	CJSD	Special Civil Suit	1157/2019	Defendant	No	Pending
8	CJSD	Special Civil Suit	32/2016	Defendant	No	Pending





That the time period within which the project shall be completed by promoter from the date of registration of project; on or before **December 2024**

For New Project :

- a. That seventy percent of the amounts realized here in after 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.
- b. 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 schedule 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.
3. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
4. 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.
5. That the promoter shall take all the pending approvals on time, from the competent authorities.
6. 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.

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





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 21st day of July, 2020.

21 JUL 2020

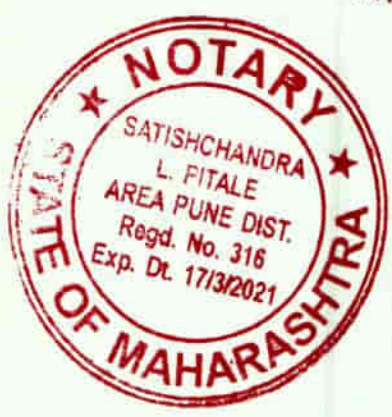



Deponent



21/7/2020
NOTED AND REGISTERED
AT SERIAL NO.


BEFORE ME
ADV. SATISHCHANDRA L. PITALE
ADVOCATE & NOTARY
MAHARASHTRA STATE



IDENTIFIED BY

ADVOCATE