



महाराष्ट्र MAHARASHTRA

स्तावा प्रकार

कुरा

अनुच्छेद

BD 997691

नोदणी करणार आहे का ? होय/नाही

नोदणी होणार असल्यास दुय्यम निबंधक कार्यालयचे नाव

पेठकतीचे वर्णन

प्रांक विकत घेणाऱ्याचे नाव जय गणेश डेव्हलपर्स प्रा. लि.

दुसऱ्या पक्षकाराचे नांव महेश नामदेव इंगळे

हस्त असल्यास त्याचे नांव व पत्ता पिणोद रामराव देवामुख

प्रांक शुल्क रक्कम 5000

प्रांक विक्री नोंद वही अनुक्रमांक, दिनांक 9-3-2022 4 FEB 2022

प्रांक विकत घेणाऱ्याची सही

मी श्री. स्वामी ला. न. १९/ म. पो. टेभुर्णी ला. वाड
१ दि. को. नं. २५०५००३



AFFIDAVIT CUM DECLARATION

I, Mahesh Namdev Ingale, authorized partner JAY GANESH 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 We/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 commenced and holds 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..... including loans and litigations, details of any right, title, interest or name of any party in or over project land, along with details.

3. That the project shall be completed by us/promoter in the stipulated time as mentioned in the registration of project; i.e. 31 APRIL, 2024 FOR IBHK
31 DECEMBER 2026 FOR 2BIHK AND CONVENIENT SHOPS

4. a) That For new project:

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.

OR

- b) For ongoing project on the date of commencement of the

- i) That seventy per cent of the amounts to be realized 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 realized 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.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.



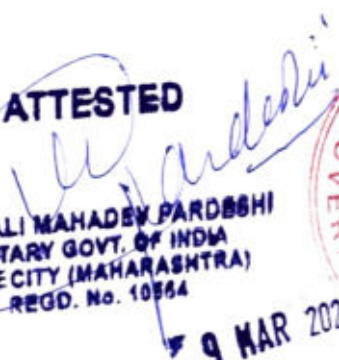
6. That We/~~the promoter~~ shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant and it shall be verified during the audit 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.
7. That We/~~the promoter~~ shall take all the pending approvals on time from the competent authorities.
8. That We/~~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 We/~~the promoter~~ have/~~has~~ furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That We/~~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.

The contents of our above affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Pune on this 09th day of March 2022


Deponent

ATTESTED

CHAITALI MAHADEV PARDESHI
NOTARY GOVT. OF INDIA
PUNE CITY (MAHARASHTRA)
REGD. No. 10564

9 MAR 2022

