



महाराष्ट्र MAHARASHTRA

2023

BZ 631838



FORM B

[See rule 3(6)]

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 Mr. Nikhil Gyanprakash Shukla duly authorized by the M/s Gyan S. P. Developers LLP ('promoter') of the Gyan Gold Crest ('proposed project'), vide its authorization dated 09/10/2023;

I, Mr. Nikhil Gyanprakash Shukla, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

09 OCT 2023

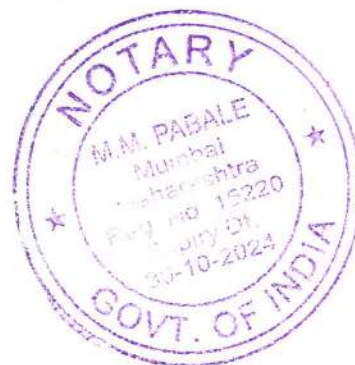
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cg/10/23



Ayan SP developers LLP

प्रीत्यक्ष - २/Annexure - I
1 मुद्रांक विहीन अथवा अनु. क्रमांक -/दिनांक
(Serial No. / Date)
दस्तावेज प्रकार
(Nature of document)
2 दस्तावेज को विचारणीय माना जायेगा?
(Whether it is to be considered?)
3 विचारणीय अथवा विचारणीय नहीं
(Proposed to be considered or not)
मुद्रांक. विचारणीय अथवा विचारणीय नहीं
(Stamp Purchaser's Name & Signature)
इससे अविचारणीय अथवा विचारणीय नहीं
(If through other person then
Name, Address & Signature)
दस्तावेज के नाम
(Name of the other party)
मुद्रांक शुल्क रकम
(Stamp Duty Amount)
प्राप्तकर्ता के नाम और पता
व प्राप्तकर्ता के नाम और पता श्री. शक्ति चिन्मय
मुद्रांक विहीन अथवा अनु. क्रमांक 9202090, नालासोपरा
(ज्या कारणसे भी मुद्रांक खरीदी केला त्वांनी त्याच
कारणसे भी मुद्रांक खरीदी केला त्वांनी त्याच
कारणसे भी मुद्रांक खरीदी केला त्वांनी त्याच)



1. 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 project shall be completed by promoter on or before 31/12/2027
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. 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 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 I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

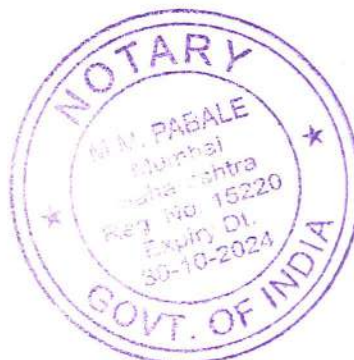

Deponent

Verification

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

Verified by me at Mumbai on this 11th day of October, 2023

ID / Aadhar / PAN / DL: 3888 3548 8798
Seen Oig. / POA / Board Resol.: Pantam




Deponent

BEFORE ME

MANISH M. PABALE
B.Sc. LL.M.

ADVOCATE & NOTARY (GOVT. OF INDIA)
04, Natwar Chambers,
94 Nagindas Master Road,
Fort, Mumbai - 400 001.

NOTED & REGISTERED

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Date 11 OCT 2023