



महाराष्ट्र MAHARASHTRA

2022

11AA-805151

20 JUN 2022

अनु. क्र. 18735 दि.

मु. शु. रक्कम- 100/-

दस्तावा प्रकार- Affidavit

दस्तावा देणारी करणार आहेत का? होय/नाही.

मिळकतीचे वर्णन-

मुद्रांक विकत घेणाऱ्याचे नांव- Gruha Navnirman Housing

पत्ता- S.O.B. Vishwaneeel Ramanbaug Chowk Narayan Peth

मुसऱ्या पक्षदाराचे नांव-

हस्ते व्यक्तीचे नांव व पत्ता- Sachin Chavan Kothrud Pune-38

नितिज एन. गांधी (परवाना नं. 2209048)

शॉप नं. 29, केदार एम्पायर,

कर्जोरे, पुणे-38 फोन-24863888 हस्ते/मुद्रांक विकत घेणाऱ्याची मदी



FORM B

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abhijit Deepak Kenjale - Designated Partner of Gruha Navnirman Housing - promoter of the proposed project Townscapes - Survey no. 135/1+2B, CTS No. 3060, Plot No. 32, Village Shivajinagar - Bhamburda Taluka. Haveli District Pune - 411005 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

I, **Mr. Abhijit Deepak Kenjale** – Designated Partner of **Gruha Navnirman Housing** - promoter of the proposed project **Townscapes** – **Survey no. 135/1+2B, CTS No. 3060, Plot No. 32, Village Shivajinagar – Bhamburda Taluka, Haveli District Pune – 411005** authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / 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 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 – including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. That the time period within which the project shall be completed by me/promoter from the date of registration of project is **2 years 6 Months, that is by 31.12.2024**

4. (a) For new projects :

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.

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

(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 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 utilized 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.

For Gruha Navnirman Housing


Abhijit Deepak Kenjale
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 day of _____

For Gruha Navnirman Housing


Abhijit Deepak Kenjale
Deponent