

1

Affidavit cum of Declaration of **GOEL GANGA INDIA PRIVATE LIMITED** 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 LEGEND BUILDING – “ B5 ”** at Survey No. 305 (Part), 306 (Part) & 339 (Part) of **Village Bavdhan Budruk**, Taluka Mulshi, District Pune through its Director **MR. JAIPRAKASH SITARAM GOEL** Age – 74 years, Occupation – Business, Address - 3rd Floor, San Mahu Complex, 5, Bund Garden Road, Pune – 411 001.

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

Details of Encumbrances

Mortgage is created in favour of IDBI Trusteeship Services Limited, Registered office at :- Asian building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai – 400 001 vide Indenture of Mortgage dated 06/09/2017 is registered at Serial No. 11320/2017 in the office of Joint Sub-Registrar Haveli No. 10, Pune, thereby creating and encumbrance / charge of mortgage loan amount for an area of 55074.00 Sq. mtrs. and Additional charge for an area of 17613.00 Sq. Meters by executing Deed of Mortgage dated 17/03/2021 at Serial No. 5715/2021, Haveli No. 11, Pune in respect of the said lands (Total Mortgage Area is 72,687 Sq. Meters out of Total Area of 1,12,035 Sq. Meters) on the land situated at Village Bavdhan Bk. Taluka Mulshi, District Pune by Goel Ganga India Pvt. Ltd.

Details of Litigations :

Sr. No.	Case Nos.	Name of the Court	Role of the promoter	Preventive Order (if any)	Present States
1	Special Civil Suit No. 1338/2007	CJSD	Third Party	No	Pending
2	Misc. Application No. 522/2011	CJJD	Opponent	No	Pending
3	Special Civil Suit No. 1025/2012	CJSD	Defendant	No	Pending

4	Special Civil Suit No. 1192/2012	CJSD	Defendant	No	Pending
5	Special Civil Suit No. 1300/2012	CJSD	Defendant	No	Pending
6	Revision Application No. 21/2017	Additional Commissioner	Opponent	No	Pending
7	Regular Civil Suit No. 1663/2017	CJJD	Opponent	No	Pending
8	Writ Petition No. 3282/2018	High Court	Respondent	No	Pending
9	Special Civil Suit No. 470/2019	CJSD	Defendant	No	Pending
10	Writ Petition No. 4163/2019	High Court	Respondent	No	Pending
11	Special Civil Suit No. 880/2020	CJSD	Defendant	No	Pending

3. That the time period within which the project shall be completed by promoter from the date of registration of project; on or before **December, 2027.**

4. **For New Project on the date of commencement of the Act :**

a. That seventy percent of the amounts 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.

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.

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 utilized 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 the 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

GOEL GANGA INDIA PRIVATE LIMITED

through its Director

MR. JAIPRAKASH SITARAM GOEL

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by the company there from.

Verified by the company at on this 21st day of November, 2022.



Deponent

GOEL GANGA INDIA PRIVATE LIMITED

through its Director

MR. JAIPRAKASH SITARAM GOEL

BEFORE ME



ARATI V. KALE
NOTARY GOVT. OF INDIA
PUNE, MAHARASHTRA
Noted And Registered
at Serial Number 1229/2022

22 NOV 2022

