



महाराष्ट्र MAHARASHTRA

2024

CW 745122

5. DEC 2024

अनु क्र. 281485 दि. मु.शु.रकम. 500

दस्तावा प्रकार फक्त प्रतिज्ञापत्र

दस्त नोंदणी करणार आहेत का ? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विलकत घेणान्याचे नांव 0 गोरा 4 दोरुह up

पत्ता वस गोरा 4 दोरुह

दुसऱ्या पक्षकाराचे नांव

हस्ते व्यक्तीचे नांव व पत्ता शिंदे महिषी (76)

Amis

किरण देवराम लडकत

परवाना क्र. 2209924

839, सोमवार पेठ, पुणे-44

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला, त्यांनी त्याच कारणासाठी मुद्रांक

बरेनी केलेल्याप्रमाणे व यानिमित्त तापणारे बांधकामकारक धावे



FORM 'B'

[See rule 3(6)]

AFFIDAVIT cum DECLARATION



We **GANRAJ HOMES LLP (PAN No. AAPFG7304Q)** a limited liability partnership registered under the Limited Liability Partnership Act, 2008 under LLPIN : AAG-5778 having its registered Office No. 6 II Floor, Sanmahu Commercial Complex, 5 Bund Garden, Pune-411001 by and through the hands of its **Designated Partners Mr. Rahul Sureshchand Garg** (Age : 42 years), promoter of the proposed project i.e. **"GANGA IMPERIA BLDG A"** on a portion admeasuring **20346 sq.mtrs** out of all that piece and parcel of land of the contiguous block of land admeasuring 33300 Sq. Mtrs bearing Survey No 20 Hissa no. 9 to 16/1, 16/2, 16/3 at **Village: Mohammedwadi, Taluka: Haveli, District: Pune** and within the limits of the Municipal Corporation of Pune.

We, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The Promoter have a legal title Report to the land on which the development of the proposed project is to be carried out.
2. Those details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land is as under:

3. Details of Encumbrances	
Nil	

Details of Litigations							
Sr No	Name of the Court	Type of Case	Petition	Case No	Year	Order Passed	Present Status
		Criminal/Civil/ Others	Writ/Suit/Appeal/Arbitration/Other			Preventive/Injunction/Interim	
	Nil						

4. That the time period within which the project shall be completed by promoter from the date of registration of project; on or before **31/03/2030**.
5. 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.
6. That the amounts from the separate account shall be withdrawn in accordance in proportion to the percentage of completion of the project.



7. That the Promoters 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.
8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. 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.
10. That the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

BEFORE ME

Arati V. Kale

ARATI V. KALE
NOTARY, GOVT. OF INDIA
PUNE, MAHARASHTRA
Noted And Registered
At Serial Number.....

1689/2024 Verification

Rahul Sureshchand Garg

Deponent

GANRAJ HOMES LLP
through one of its partners
Mr. Rahul Sureshchand Garg

We, the deponent above, do here by verify the contents of above Affidavit cum Declaration are true and correct to the best of our knowledge and we have not concealed any material facts.

Verified on this 5th day of December 2024.

05 DEC 2024

Rahul Sureshchand Garg

Deponent

GANRAJ HOMES LLP
through one of its partners
Mr. Rahul Sureshchand Garg

