



महाराष्ट्र MAHARASHTRA

2022

46AA 118188

कारण : ५.५५

7 MAY 2023

अ. क्र. १६६३ दि.

किंमत १००८

नाम : श्री. जय विठ्ठल

पता : शिवाजी नगर सिडको नाशिक

हस्ते : गणेश येवले

सही : [Signature]

TREASURY OFFICE NASHIK  
7 MAY 2023  
STPHC ATC

श्री. ज्योती जीवन हिरे  
स्टॅम्पवेंडर, नाशिक  
मु. वि. प. क्र. ७/९६



NOTARY  
NOTED & REGISTERED  
at Serial No.: 1100/23  
DATE 17/05/2023  
This Document Contains  
Total... 03 ...Pages

FORM 'B'

[See rule 3(6)]

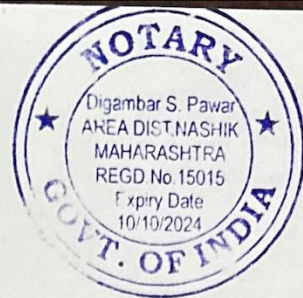
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Ganesh Yeole & Mr. Sanjay Bhavsar duly authorized by B Y Builders and Developers, the promoter of the proposed project "Shree Ganesh Park" vide its/his/their authorization dated 16/05/2023.



[Signature]  
ADV. D. S. PAWAR  
Advocate & Notary Govt. of India



Mr. Ganesh Yeole & Mr. Sanjay Bhavsar duly authorized by B Y Builders and Developers, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter 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 31/12/2029.

4. (a) For New Projects: That seventy per cent of the amounts realised 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

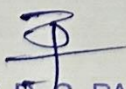
~~—(b) For ongoing project on the date of commencement of the Act (i) That seventy per cent of the amounts to be realized hereinafter by me/promoter for real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.~~

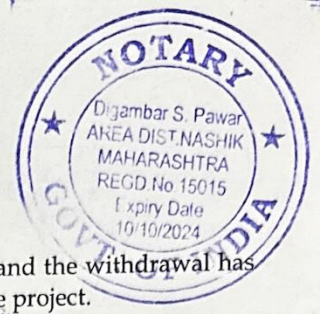
OR

~~—(ii) That entire of the amounts to be realized hereinafter by me/promoter for 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 the project.~~

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

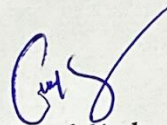
6. That I /promoter shall get the accounts audited within six months after the end of every financial year by a practicing-chartered accountant and shall produce a statement of accounts duly certified and signed by such practicing-chartered accountant and it shall be verified during the audit that the

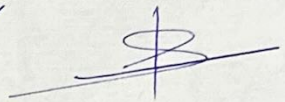
  
ADV. D.S. PAWAR  
Advocate & Notary Govt. of India



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.

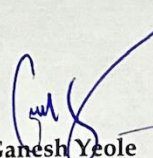
  
Mr. Ganesh Yeole  
Deponent

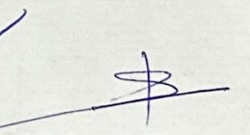
  
Mr. Sanjay Bhavsar  
Deponent

Verification

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

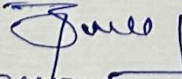
Verified by me at Nashik on 16<sup>th</sup> day of May, 2023.

  
Mr. Ganesh Yeole  
Deponent

  
Mr. Sanjay Bhavsar  
Deponent

IDENTIFIED BY ME

**BEFORE ME**

  
DIGAMBAR S. PAWAR  
Advocate & Notary, Govt. of India  
B-14/15, Shri Sadguru Nagar Apt.,  
Near Govindnagar, Nashik - 422 009

