



महाराष्ट्र MAHARASHTRA

2022

NOTARIAL REG.

ENTRY NO. 2358

DATE 15/06/2023

FORM 'B'

[SEE RULE 3 (4)]

Affidavit cum Declaration

NAGPUR TREASURY

34AA 220925

30 MAY 2023

Stamp Head Clerk / St. Clerk

Affidavit cum Declaration of M/s Shri Gajanan Builders & Developers, acting through its partners (1) Shri Anil M. Nasare, and (2) Shri Kamlesh S. Khanorkar, Promoter of the proposed project /duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15/06/2023.

We Shri Anil M. Nasare & Shri Kamlesh S. Khanorkar, promoters of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, M/s Shri Gajanan Builders & Developers through partners (1) Shri Anil M. Nasare, (2) Shri Kamlesh S. Khanorkar and (3) Shri Rajendra V Nakade (4) Shri Dilip Jadhaoraoji Mathankar have/has a legal title 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 said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us/promoter is 36 months. i.e. up to 30/06/2026



मुद्रांक क्र. 6384 दिनांक 21/11/2023

मालिका पत्ता 44

1) मालिकाने कोणते कारणावर आधारित काय? होय/नाही

2) मालिकाने कोणते धोरण वापरले आहे?

3) मुद्रांक विक्रेता घेणाऱ्याचे नाव व सही जी गणानन लिखक मॅड डेव्हिड म

4) हस्त असाधारण त्याचे नाव, पत्ता व सही विजय शिंदे

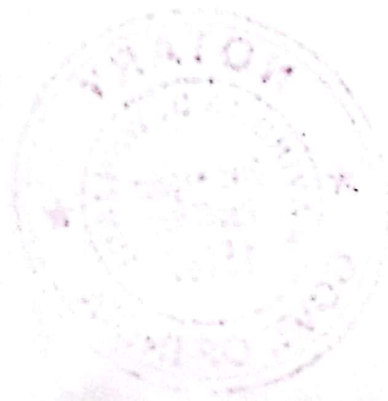
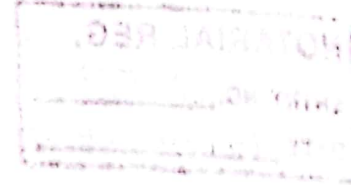
5) दुर या पक्षकाराचे नाव

6) मुद्रांक शुल्क रक्कम 984

जी. बी. भोयर

मुद्रांक विक्रेता, ला.क्र. 99/८६, कोड क्र. ४६०१४४३
जिल्हाधिकारी पॉस्टर, त. कायालय, नागपूर (सहस्र)

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्या कारणासाठी मुद्रांक
ज्यांनी केलेल्या कारणावरून महिन्यात यापुढे वापर करू नये



4. That , 100% 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.

5. That, the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to percentage of completion of the project.

6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect & chartered accountant in practice that the withdrawal is in proportion to percentage of completion of the project.

7. That, I/ promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of account duly certified and signed by such chartered accountant and it shall be verified during the audit that 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 We/promoter shall take all the pending approvals on time, from the competent authorities.

9. That We/promoter shall have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That We/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot of building , as case may be on any grounds.

DEPONENT NO. 1



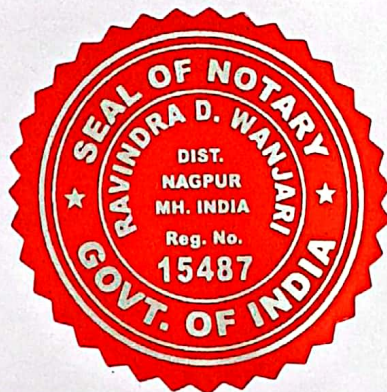
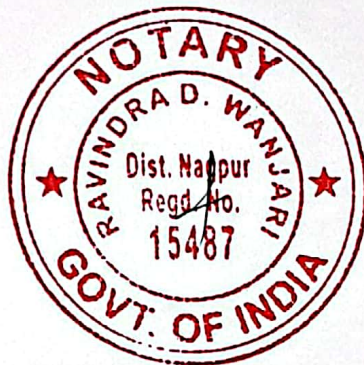


Verification

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

Verified by us at Nagpur on this 15th day of June 2023.

DEPONENT NO. 1



SWORN / SOLEMNLY AFFIRMED
BY

Above deponent

WHO IS PERSONALLY / KNOWN
TO ME / IDENTIFIED BY

Self

BEFORE ME THIS THE 15/06
DAY OF 2023 AT NAGPUR

R. D. 15/06/23

RAVINDRA D. WANJARI
NOTARY
NAGPUR TAH. (MH)

