

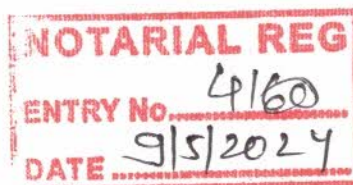


महाराष्ट्र MAHARASHTRA

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76AA 099342

30 NOV 2023



Stamp Head Clerk / Sn. Clerk

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 Jai Gurudeo Infrastructure
(Through Partner Mr. Roshan Gangadharrao Nagpure)
Promoter of the proposed project "Jai Gurudeo Tower,"
situated at Plot No. 1, in the Layout of Vinobanagar Samasya
Niwaran Sanstha, containing in the said plot of land being a
portion of the entire land bearing P.H. No. 34-A, Kh. No. 7/2 &
7/3, bearing City Survey No. 56, Sheet No. 364/10 & 369/19
situated at Mouza - Dighori, Nagpur, bearing Corporation House
No. 2700/1, of Ward No. 21, within the limits of the Nagpur
Municipal Corporation and Nagpur Improvement Trust Nagpur

फक्त प्रातिज्ञापत्रासाठी

1) मुद्रांक विक्री नोंदवही अनुक्रमांक.....

31038

दिनांक.....

01-12-2023

2) मुद्रांक विक्रीत पणान्याचे नाव.....

रहिवासाचा पत्ता व सही.....

अपभुकरदेव २०५५ मङ्गलपूर

हुसकोट गुड

श्री. शिवन गुडरे

3) परवानाधारक मुद्रांक विक्रेत्याची सही.....

व परवाना क्रमांक तसेच

मुद्रांक विक्रीचे ठिकाण

01-12-2023

सुबोध एस. डेंगरे

रहस्य खंडर ला.नं. 7/96

जिल्हाधिकारी वरिष्ठ,

तहसिल कार्यालय, नागपूर

फोन नं. २५०१०५९

For पडर

अम

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे



in Tahsil and District -Nagpur, 440024 duly authorized by the Sanction Authorities of the proposed project, vide Is/his/their authorization dated 08/08/2023.

I, Jai Gurudeo Infrastructure (Through Partner Mr. Roshan Gangadharrao Nagpure) promoter of the proposed project/duly 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 to the land on which the development of the project is proposed 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 project shall be completed by me/promoter on 30th December 2028.
4. 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the 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 and a chartered accountant in practice that the withdrawal is in proportion to the 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 accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

JAI GURUDEO INFRASTRUCTURE
DEPONENT

S. R. Banode
PARTNER

FOR, JAI GURUDEO INFRASTRUCTURE
(THROUGH PARTNER MR. SACHIN ROSHANLAL BANODE)
PROMOTER



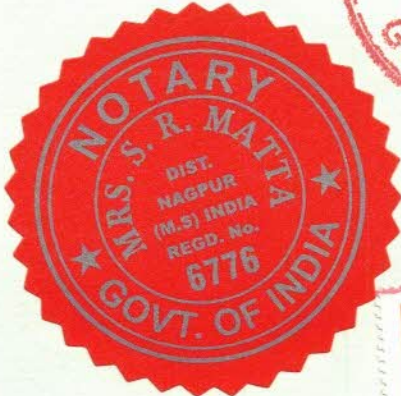
Verification

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

Verified by us on this 7th day of May 2024.

JAI GURUDEO INFRASTRUCTURE
DEPONENT
S R Banode
PARTNER

FOR, JAI GURUDEO INFRASTRUCTURE
(THROUGH PARTNER MR. SACHIN ROSHANLAL BANODE)
PROMOTER



WITNESSED ME ON THIS 7th May 2024 AT NAGPUR BY
SMT / SMT. / KU. Sachin. Banode
FOR NAGPUR WHO HAS BEEN IDENTIFIED BY
SMT / SMT. ADVOCATE, NAGPUR.

S.R. MATTA
Advocate & Notary
918-B, Clarke Town, Nagpur

