

JAI GURUDEO INFRASTRUCTURE

Address: Plot No 111 & 112, Padole Mangal Karyalaya Complex, Near
Radhakrushna Mandir, Hudkeshwar Road, Nagpur - 440034

Email ID: sachinb6421@gmail.com

Phone Number: 9373949555

Declaration about Ownership

I, Sachin Roshanlal Banode, Partner of **Jai Gurudeo Infrastructure** hereby declare the following with respect to the project known as “**Jai Gurudeo Tower**” situated on all that ALL THAT Pieces and Parcel of land bearing Plot No. 1, admeasuring 613.16 sqmtrs., as per sale deed, 591.8170 sq mtrs (and as per RL Letter and 591.809 sq mtrs as per property card). 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 in Tahsil and District -Nagpur, 440024.

- **Building Plan:** It is hereby clarified that the proposed residential building plan for the aforementioned project was duly sanctioned by the relevant authorities in the name of the **previous owner** 1) Sau. Shobha Dnyaneshwar Sambare 2) Smt. Pushpa Gangadharrao Nagpure 3) Smt. Sudha Anandrao Gabhane, 4) Sau. Manda Madhukar Manapure, 5) Sau. Nilima Alias Nirmala Arvind Dhoble, 6) Sau. Vandana Vijayrao Bhende, 7) Sau. Mangala Sanjay Awchat, sold the said property Plot No. 1 to the M/S Jai GurudeoInfrastructure through its Partner 1) Shri. Roshan Gangadharrao Nagpure 2) Shri. Sachin Roshanlal Banode, 3) Shri. Waman Marotrao Balpande, 4) Shri. Mukesh Bhaurao Dhande, 5) Smt. Pushpa Gangadhar Nagpure, 6) Shri. Harshkumar Vijay Ghodmare, 7) Shri. Prasad Waman Balpande. This sanctioned map formed the basis for the development of project's land.
- **Sale Deed and Land Ownership Transfer:** Despite the map sanction in the name of the previous owner, the Sale Deed on such land on which the said

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project i.e. **Jai Gurudeo Tower** is situated was executed in Favor of M/s **M/S Jai Gurudeo Infrastructure** through its Partner 1) Shri. Roshan Gangadharrao Nagpure 2) Shri. Sachin Roshanlal Banode, 3) Shri. Waman Marotrao Balpande, 4) Shri. Mukesh Bhaurao Dhande, 5) Smt. Pushpa Gangadhar Nagpure, 6) Shri. Harshkumar Vijay Ghodmare, 7) Shri. Prasad Waman Balpande. This transfer of land ownership was formalized through a Sale Deed/~~Conveyance Deed~~ dated 12/04/2023, **which is duly Registrar in the office of Sub Registrar Nagpur No. 8, Add. Book No. 1, Regd. No. bearing Document Number 2655/2023.** This document legally transferred the ownership of the land from the previous promoters to Tirupati Developers, thereby making **Jai Gurudeo Infrastructure** the rightful owner of the land designated for the project "**Jai Gurudeo Tower**".

This declaration is made to affirm the facts regarding the ownership and sanctioned plans of the project " **Jai Gurudeo Tower** " and to clarify any misconceptions or inquiries concerning the transition of ownership and project development responsibilities.

JAI GURUDEO INFRASTRUCTURE

S. R. Banode PARTNER

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



महाराष्ट्र MAHARASHTRA

2023

NAGPUR TREASURY
76AA 099343
30 NOV 2023
Stamp Head Clerk / Sr. Clerk



NOTARIAL REG
ENTRY No. 4161
DATE 9/11/2024

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 previous promoters 1) Smt. Shobha Dnyaneshwarji Sambhare 2) Smt. Pushpa Gangadharji Nagpure 3) Smt. Sudha Anandrao Gabhane 4) Smt. Manda Madhukarrao Manapure 5) Smt. Nirmala @ Nilima Arvindji Dhobley 6) Smt. Vandana Vijayrao Bhende 7) Smt. Mangla Sanjay Awachat 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

फक्त प्रातज्ञापनासाठी

१) मुद्रांक विक्री नोटवही अनुक्रमांक.....

दिनांक.....

37039

01-12-2013

२) मुद्रांक विक्री घेण्याचे नाव.....

रहिवासाचा पत्ता व सही.....

जयभारत देव

सुभाकरपूर

हुस्कोर १००

३) परवानाधारक मुद्रांक विक्रेत्याची सही.....

व परवाना क्रमांक तसेच.....

मुद्रांक विक्रीचे ठिकाण.....

01-12-2013

सुबोध एस. डेंगरे
रॅटिंग डॅंडर ला. बं. 7/96
जिल्हाधिकारी कार्यालय,
तहसिल कार्यालय, नागपूर
फोन नं. 8601059

For पंडर

pm

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



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 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 Authorities of the proposed project.

I/We, 1) Smt. Shobha Dnyaneshwarji Sambhare 2) Smt. Pushpa Gangadharji Nagpure 3) Smt. Sudha Anandrao Gabhane 4) Smt. Manda Madhukarrao Manapure 5) Smt. Nirmala @ Nilima Arvindji Dhobley 6) Smt. Vandana Vijayrao Bhende 7) Smt. Mangla Sanjay Awachat, previous promoter of the proposed project/duly authorized **Jai Gurudeo Infrastructure (Through Partner Mr. Sachin Roshanlal Banode), Owner and Current Promoter of the proposed project** do hereby solemnly declare, undertake and state as under:

1. That I /We 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/We 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/We promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/We promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/We 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

- 1) Smt. Shobha Dnyaneshwarji Sambhare
- 2) Smt. Pushpa Gangadharji Nagpure
- 3) Smt. Sudha Anandrao Gabhane
- 4) Smt. Manda Madhukarrao Manapure
- 5) Smt. Nirmala @ Nilima Arvindji Dhobley
- 6) Smt. Vandana Vijayrao Bhende
- 7) Smt. Mangla Sanjay Awachat

All Previous Promoter Acting Through duly constituted Attorney
Jai Gurudeo Infrastructure
(Through Partner Mr. Sachin Roshanlal Banode)



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 07 day of May 2024.

JAI GURUDEO INFRASTRUCTURE

DEPONENT

S. R. Banode
PARTNER

- 1) Smt. Shobha Dnyaneshwarji Sambhare
- 2) Smt. Pushpa Gangadharji Nagpure
- 3) Smt. Sudha Anandrao Gabhane
- 4) Smt. Manda Madhukarrao Manapure
- 5) Smt. Nirmala @ Nilima Arvindji Dhobley
- 6) Smt. Vandana Vijayrao Bhende
- 7) Smt. Mangla Sanjay Awachat

**All Previous Promoter Acting Through duly constituted Attorney
Jai Gurudeo Infrastructure
(Through Partner Mr. Sachin Roshanlal Banode)**

SWORN BEFORE ME ON THIS ^{9th} May 2024 AT NAGPUR BY
SHRI / SMT. / K. Sachin Banode
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. Sachin Banode
ADVOCATE, NAGPUR.

Sachin Banode
MRS. S. R. MATTA
Advocate & Notary
916-B, Clarke Town, Nagpur

