

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NAGPUR TREASURY
BD 105400
03 DEC 2021
Stamp Head Clerk / Sr. Clerk

Noted & Registered at
Sr.No. 2543
Dated 26/03/2025
No.of Pages 02 only

FORM -'B'

[See rule 3(4)]

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 M/s. Shree Gajanan Builders And Developers** Through Authorized partner **Shri. Deepak S/o Bholanath Sahu** of the proposed new project GAJANAN **MEADOWS** duly authorized by the promoter of the proposed project, vide its authorized letter dated 05/02/2025.

Project Details **"GAJANAN MEADOWS"** Situated at Plot No.5, KH.No. 58/2 & 61/2/1, Malik Makbuja, MAUZA- Zingabai Takli, Village Nagpur, Tehsil & District Nagpur-440030.

I, **Shri. Deepak S/o Bholanath Sahu** 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

We legally have 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 me/Promoter is **31/03/2028.**

4. 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.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

१) दस्तऐवज क्रमांक	7912/(H)
२) दस्त ऐवज करण्यास अपेक्षित पक्ष ?	होय/नाही
३) नोंदणी फी, अभय्यास फी तसेच नियमक फी आकारण्याचा मार्ग	दुय्यक निबंधक क्र.
४) मिळकतीचे वर्णन	
५) मोबदला रक्कम	
६) मुद्रांक विक्रेत्याचे नाव	गजानन बिल्डर्स अँड डेव्हलपर्स तर्फे दिपक वाडू
७) दुसऱ्या पक्षकाराचे नाव	
८) हस्ते अस्ल्यास त्यांचे नाव व पत्ता	ईश्वर गवई, नागपूर
९) मुद्रांक शुल्क रक्कम	7/-
१०) मुद्रांक विक्री नोंद वही अनु. क्रमांक	7956 दिनांक 26-03-2025
११) मुद्रांक विकत घेणाऱ्याची सही	
सरिता जैन	मुद्रांक विक्रेता, ला. क्र. १/८८, कोड क्र. ४८०१०१५ गोलछा मार्ग, सदर बाजार, नागपूर-१

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

SHREE GAJANAN BUILDERS & DEVELOPERS

Partner Deponent Partner

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 on 4th day of March 2025

SHREE GAJANAN BUILDERS & DEVELOPERS

Partner Deponent Partner

NOTARY MRUNAL B. GHATE DIST. NAGPUR (M.S.) INDIA Regn. No. 15529 My Term Expires on 21-11-2029 GOVT. OF INDIA

NOTARY MRUNAL B. GHATE DIST. NAGPUR (M.S.) INDIA Reg. No. 15529 My Term Expires 21-11-2024 GOVT. OF INDIA

Sworn before me on this day of 26/03/2025 .....at Nagpur by Shri/Smt./Ku. .....above deponent R/o .....who has been identified by Shri/Smt. ..... Advocate, Nagpur

26/03/2025
NOTARY
Govt. of India
Dist. Nagpur (M.S.) India

NOTARY ADV. M. B. GHATE NAGPUR Regd. No. 15529 GOVT. OF INDIA NOTARIAL NOTARIAL

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