



महाराष्ट्र MAHARASHTRA

© 2021 ©

ZN 550497  
18 MAY 2022

NOTARIAL REG

ENTRY No. 24124

DATE 1/6/2022

Stamp Head Clerk / Sr. Clerk

FORM 'B'

[See rule3(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 Mrs. Bharati Bharat Badlu , Aged about -

44 years, (Authorized Signatory & Partner) of M/s Shri Gajanan  
Infrastructure and Developers (Promoter) of the proposed New project  
"Gajanan Nagari", duly authorized by the Promoter of the Proposed New  
Project, vide its authorization letter;

I, Bharati Bharat Badlu (Authorized Signatory & Partner), duly  
authorized by the promoter of the proposed New project do hereby solemnly  
declare, undertake and state as under:-



1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.
3. That, the Promoter undertakes to complete the project on or before 31/12/2024.

4. **(a) For New projects:-**

That seventy per cent of the amounts realised by me 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.**

That seventy per cent of the amounts to be realised hereinafter by 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.
6. That, the 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 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.
7. That, the promoter shall take all the pending approvals on time, from the competent authorities.



8. That, 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, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

**For Shri Gajanan Infrastructure and Developers**

*B.B. Badlu*  
**Bharati Bharat Badlu**

**(Partner & Authorized Signatory)**

**(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 on this day of 31/05/2022.

**For Shri Gajanan Infrastructure and Developers**

*B.B. Badlu*  
**Bharati Bharat Badlu**

**(Partner & Authorized Signatory)**

**(Deponent)**

SWORN BEFORE ME ON THIS 31 TH  
DAY OF June 2022 AT NAGPUR BY  
SHRI / SMT/ KU Above Deponent  
R/O NAGPUR WHO HAS BEEN IDENTIFIED BY  
SHRI / SMT. [Signature]  
ADVOCATE, NAGPUR.

**Mrs. CHANCHAL KHURANA**  
Advocate & Notary  
Res./Off.: H/No. 410/3, Biscosaba,  
NAGPUR-440 014  
Reg. No. 6386

