



महाराष्ट्र MAHARASHTRA

2022

34AA 762977

23 MAY 2023

NOTARIAL REG 10496
ENTRY NO 1635.23
DATE 9.6.23

FORM 'B'

[See rule 3(4)]

Head Clerk / Sr. Clerk

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 Mr./Ms. **Pramod S. Gaikwad & Sunil P. Samarth** Promoter of the proposed project /duly authorized by the promoter of the proposed project, "Balaji Nagar" Cts/Sur/Kh. No. 70 P.H. No. 63 Mouza: Kondhali Tah: Katol Dist. Nagpur-441103 vide its/his/their authorization dated _____

I, **Pramod S. Gaikwad & Sunil P. Samarth** 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

OR

I 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.

OR

That, details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.



फक्त प्रतिज्ञापत्रासाठी

८९६७

१) मुद्रांक विक्री नोंदवही अनुक्रमांक

दिनांक २६/६/२३

२) मुद्रांक विक्री घेणाऱ्याचे नाव

विवरणाचा पत्ता व सही

समीर गायकवाड

any

३) परमानाधारक मुद्रांक विक्रीच्याची सही

व परवाना क्रमांक तसेच

मुद्रांक विक्रीचे ठिकाण

राहुल आर. घुटके

स्टॅम्प खेन्डर ला. नं. ३९/९५

दु.नि.क्र.८, नागपूर शहर

कोड नं. ४६०९०५०

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

NOTARIAL REG

ENTRY NO

DATE



3. That the time period within which the project shall be completed by me/Promoter is.
(30/04/2026)

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

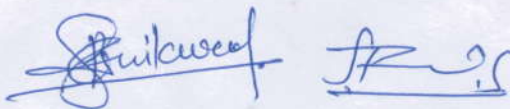
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

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.

Pramod S. Gaikwad & Sunil P. Samarth
Deponent



Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

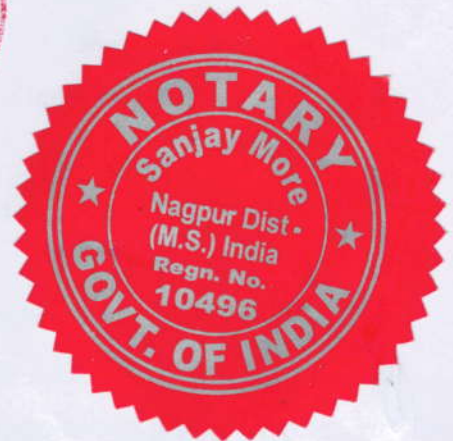
Verified on this 9.....Jun.....day of 2023

Pramod S. Gaikwad & Sunil P. Samarth
Deponent

[Handwritten signatures of Pramod S. Gaikwad and Sunil P. Samarth]

Attested

[Handwritten signature of Sanjay R. More]
Sanjay R. More
Advocate & Notary
Priyanka Palace,
Congress Nagar, Nagpur



SWORN & SOLEMNLY AFFIRMED
BY Pramod S. Gaikwad
Sunil P. Samarth
WHO IS PERSONALLY / KNOWN
TO ME / IDENTIFIED BY more
BEFORE ME THIS THE 9.6
DAY OF 2023 AT NAGPUR

[Handwritten signature of Sanjay R. More]
Adv Sanjay R. More
Notary And Advocate

