भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA © 2022 ©

NAGPUR TREASURY
48AA 946319
0 NOV 2023
Chief Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 4896
DATE 28/11/2023

FORM 'B'

[SEE RULE 3 (4)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s **Shri Gajanan Builders & Developers**, acting through its partners (1) **Shri Anil M. Nasare ,** and (2) **Shri Kamlesh S. Khanorkar ,** Promoter of the proposed project /duly authorized by the promoter of the proposed project , vide its/his/their authorization dated **28/11/2023.**

We Shri Anil M. Nasare & Shri Kamlesh S. Khanorkar , promoters of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare , undertake and state as under :

1. That , **M/s Shri Gajanan Builders & Developers through partners (1) Shri Anil M. Nasare, (2 Shri Kamlesh S. Khanorkar and (3) Shri Rajendra V Nakade** (4) **Shri Dilip Jadhaoraoji Mathankar** 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.

3. That the time period within which the project shall be completed by us/promoter is **31.03.2026.**

NOTARY RAVINDRA D WANJARI Dist. Nagpur Regd No. 15487 GOVT. OF INDIA

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दस्ताचा प्रकार प्रति

मु.नि. कार्यालयाचे नांव

मिळकतीचे वर्णन

मुद्रांक विक्रत घेणाऱ्याचे नांव ई.२/५१७/२०२३ दि. ०१/११/२३.

दुसऱ्या पक्षकाराचे नांव ई.२/५१७/२०२३ दि. ०१/११/२३.

हस्ते अस्तरमध्ये लावले नांव व रक्कम

मुद्रांक विक्रत घेणाऱ्याची सही

मुद्रांक शुल्क रक्कम रु. २००/५०० १००/-

मुद्रांक विक्री क्रमांक ३७३६१ दि. २८/११/२०२३

सौ. संजीवनी [illegible] देऊळकर
स्टॅम्प वेन्डर (मुद्रांक विक्रेता)
डिस्ट्रीक्ट कोर्ट, नागपूर
लायसन्स नं.९/१९९०
लाय.को. नं. ४६०१००८
मो.नं. ९०२१०२५८३६

NOTARIAL REG.
DATE

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4. That , 100% 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 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 & chartered accountant in practice that the withdrawal is in proportion to 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 account duly certified and signed by such chartered accountant and it shall be verified during the audit that 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/promoter shall take all the pending approvals on time, from the competent authorities.

9. That We/promoter shall have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That We/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot of building , as case may be on any grounds.

DEPONENT NO. 1

(Anil M. Nagar).

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Verification

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

Verified by us at Nagpur on this 28th day of Nov, 2023.

DEPONENT NO. 1

(Anil M. Nasare)

NOTARY RAVINDRA D WANJARI Dist. Nagpur Regd. No. 15487 GOVT. OF INDIA

SWORN SOLEMNLY AFFIRMED BY Above Deponents

WHO IS PERSONALLY / KNOWN TO ME/IDENTIFIED BY self

BEFORE ME THIS THE 28 DAY OF 11/2023 AT NAGPUR

RAVINDRA D. WANJARI
NOTARY

SEAL OF NOTARY RAVINDRA D. WANJARI DIST. NAGPUR MH. INDIA Reg. No. 15487 GOVT. OF INDIA

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CANCELLED CANCELLED CANCELLED

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