



महाराष्ट्र MAHARASHTRA

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ZV 868412



प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. ८००००९५

15 FEB 2022

सक्षम अधिकारी

FORM - 'B'
[See rule 3(4)]

श्री दि. क. गवई

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. Gagangiri Developers Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22 February, 2022.

We, M/s. Gagangiri Developers Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. Kedar Darshan CHS LTD have/has a legal title to the land on which the redevelopment 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 me/Promoter is 31st December 2025.



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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, the 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, the promoter shall take all the pending approvals on time from the competent authorities.
9. That, the promoter have / has 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, on any grounds.

For Gagangiri Developers

Verification

For Gagangiri Developers

Verified on this 22th day of February 2022.

RAMESH CHANDRA TIWARI
ADVOCATE & NOTARY
GOVT. OF INDIA
Res. 129, A-Wing, Appli Ekta Hsg. Soc.,
Nay Pada, Marol Naka, A. K. Road,
Andheri (E), Mumbai-400 059

Partner

Deponent