



महाराष्ट्र MAHARASHTRA

2025

DS 093241

24 OCT 2025

NOTARIAL REG.

ENTRY NO. 6850

DATE. 6.11.2025

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PARTNER OR ANY PERSON AUTHORIZED BY THE PARTNER

Affidavit cum Declaration

Affidavit cum Declaration of Shri Sanjay Namdeorao Gosavi, Authorized Partner of **ELITE BUILDERS AND DEVELOPERS**, promoter and developer of the proposed project "**PYRAMID ELITE**".

I Shri Sanjay Namdeorao Gosavi, Authorized Partner of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the layout of the project is proposed

AND

We legally have valid authentication of title of such land along with an authenticated copy of the agreement and sale deed between the owner and promoter for the layout is enclosed herewith.



१) मुद्रांक विक्री नोंदवही अनु.क्र.

दि

29 OCT 2025

२) दस्तावेज प्रकार

३) दस्त नोंदणी करणार आहता काय? माय/महिले?

४) मुद्रांकाचे थोडक्यात वर्णन

५) मुद्रांक विकत घेणाऱ्याचे नाव व पत्ता

६) हस्ते असल्यास त्याचे नाव व पत्ता

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम

सी.एस. नारनवरे स्टॅम्प वेंडर

नाय नं. १/८९, तहसील कार्यालय, नागपुर

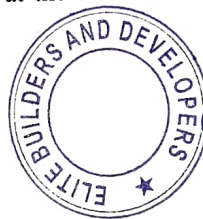
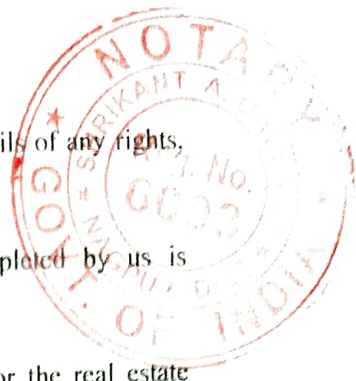
कोड.नं. ४६०१०३७

५४८

AP  
A. C.  
Rec  
2025



2. That the said property is free from all encumbrances including details of any rights, title, interest or name of any party in or over such land.
3. That the time period within which the building shall be completed by us is **31/12/2029**.
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 development 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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, plot, as the case may be, on any grounds.



Deponent

### Verification

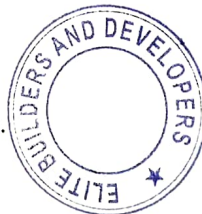
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 6 Day of November of 2025.

**Attested**

**SHRIKANT A. GAULKAR**  
NOTARY

NAGPUR DIST. (M.P.) INDIA  
Plo. No. 66, New Dyaneshwar Nagar,  
Manewada Road, Nagpur  
Mob.: 9423054715



Deponent

**SHILPA GURIA**  
ADVOCATE

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Tukdoji Sq., Manevada Rd., Nagpur-24  
Mob.: 9764003297  
Enrolment No.: Mah/2796/2004

