भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

NOTARIAL REG.
ENTRY NO. 11290
DATE 17/4/2024

NAGPUR TREASURY
99AA 947457
05 APR 2024
Stamp Head Clerk / Sr.

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 **M/s R Sandesh Construction** through its Partner and Autorised Signatory **Shri Rakesh S/o Omprakash Hemrajani** of the proposed New project **"The View"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 11th April 2024;

NOTARY
Suresh Sadashiv Meshram
Nagpur
Maharashtra India
Regn No
15540
My Term Expires
on 06/12/2024
GOVT. OF INDIA

१) मुद्रांक विक्री नोंद वही अनुक्रमांक 1295 दिनांक. 10/04/2024

२) दस्ताचा प्रकार ४१०

३) दस्त नोंदणी करणार प्रतिवादी आहेत का ? होय/नाही

४) मिळकतीचे थोडक्यात वर्णन.

५) मुद्रांक विकत घेणाऱ्याचे नाव व सही

६) हस्ते असल्यास त्याचे नाव पत्ता व सही

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम

मुद्रांक विक्रेता ला. क.२३/१५कोड क्र४६०१८५.

प्रभु जी जोध

खामगांव नांदुरा दुय्यम निबंधक क्र १

Project Details: **"The View"** Situated at Plot No.41 CTS No.1113, Mouje Lendra,12 Mtr Wide Road, Farmland Layout Village: Nagpur, Taluka and District Nagpur-440010.

We, M/s R Sandesh Construction (Promoter) through its Partner and Authorised Signatory **Shri Rakesh S/o Omprakash Hemrajani** of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. 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

   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 project including the Plot No.41, CTS No.1113, Mouje Lendra, 12 Mtr Wide Road, Farmland Layout Village: Nagpur, Taluka and District Nagpur-440010 is Mortgaged with Bank of Baoda, Nagpur for availing the Credit Facility from the bank in the form of Construction Finance.
3. That, the Promoter undertakes to complete the project on or before **31/12/2028**.

4. **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.
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.

Shri Rakesh S/o Ompraksh Hemrajani

(Partner and Authorized Signatory)

R Sandesh Construcion

(Promoter)

(Deponent)

Verification

The contents of my above Affidavit cum Declaration are true andcorrect and nothing material has been concealed by me therefrom.

Verified by me at on this day of **11th April 2024**.

Shri Rakesh S/o Ompraksh Hemrajani

(Partner and Authorized Signatory)

R Sandesh Construction

(Promoter)

(Deponent)

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No. 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn No 15840 My Term Expires on 06/12/2024 GOVT. OF INDIA

Sworn before me on this 17th day of April 2024 at Nagpur by Shri/Smt./Ku. Above deponent R/o Nagpur who has been identified by Shri/Smt. ..... Advocate Nagpur

NOTARY GOVT. OF INDIA Nagpur (M.S.) INDIA

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