

# R.P.M. INFRAVENTURES PRIVATE LIMITED

CIN : U68100MH2023PTC401192

Regd. Address : 104-105, VCA Shopping Complex, Civil Lines, Nagpur – 440001.

Email : rpminfraventures@gmail.com

Contact No. : 9822566401

Ref. : SHREEKRUPA / DECL. 6 / RERA REGN.

Date : 01-09-2024 .

## CERSAI REPORT / UNDERTAKING

Undertaking of RPM INFRAVENTURES PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956 bearing Incorporation Certificate No. U68100MH2023PTC401192, having Registered Office at 104-105, VCA Complex, Civil Lines, – 440001; through its Director, Prasanta Mishra, Age : 59 Years, Occ. : Business, R/o. : Flat No. 301, Park Residency, Plot No.6, Raj Nagar, Katol Road, Nagpur – 440013; promoter of the proposed project.

1. That, all that Part and Parcel of Land Bearing Plot No. 5A, NMC House No.1267/9, KH No.17/1, 17/2 & 26/1, Ward No.61, Sheet No.13, CTS No. 277, PHC No.11, Name of Layout : Ankila Layout, Property Index No. 01007640; demarcated & bounded by House of Smt. Jamgade (Other Layout Plots) to the East, by 9 meter wide Road to the West, by House of Smt. Shantabai Thakur (Plot No. 4A) to the North and by 9 meter wide Road to the South; admeasuring 500.019 sq. mtrs hereinafter referred to as the “The Project Land”; belongs to the Land Owners Shri Pratap Nirmalsingh Rana and Shri Shyam Nirmalsingh Rana vide Registered Purchase Deed bearing Registration No. 1053 dated 23/02/1982.

2. That, the name of Shri Pratap Nirmalsingh Rana and Shri Shyam Nirmalsingh Rana has been properly mutated in the Revenue Records viz. City Survey Property Card vide Mutation No. (*Malmatta Patrak Pherphar Kramank*) : 1092 dated 20/12/2005 and Nagpur Municipal Corporation vide Index No. 01007640.

3. That, the aforesaid Land Owners and the Promoter thereby executed an AGREEMENT OF DEVELOPMENT on 13/07/2023 which was duly registered vide Registration No. 6284/2023 at the office of Sub-Registrar, Nagpur – 4.

4. That, the Owners has also appointed the Promoter as their True and Lawful Attorney pertaining to aforementioned The Project Land and the Proposed Construction thereupon vide a GENERAL POWER OF ATTORNEY executed and registered on 13/07/2023 vide Registration No. 6284/2023 before the Sub-Registrar, Nagpur – 4.

5. That, the Owners and the Promoter further executed a CORRECTION DEED to correct the mistakes caused due to type-clerical errors and oversight in the aforementioned AGREEMENT OF DEVELOPMENT bearing Registration No. 6284/2023 on 31/07/2024 which was duly registered vide Registration No. 7694/2024 at the office of Sub-Registrar, Nagpur – 4.

...2.

6. That, the Owners has also re-appointed the Developer as their True and Lawful Attorney pertaining to aforementioned The Project Land and the Proposed Construction thereupon vide a GENERAL POWER OF ATTORNEY executed and registered on 13/07/2023 vide Registration No. 6284/2023 before the Sub-Registrar, Nagpur – 4.

7. That, the promoter of the proposed project RPM INFRAVENTURES PRIVATE LIMITED thereafter decided, to develop the Project Land into a project named “MULTY FAMILY RESIDENTIAL UNIT” having one and only Wing / Phase / Building named “SHREE KRUPA”.

8. That, as per the aforementioned Agreement of Development and Power of Attorney, RPM INFRAVENTURES PRIVATE LIMITED through its Director, Prasanta Mishra, Age : 59 Years, Occ. : Business, R/o. : Flat No. 301, Park Residency, Plot No. 6, Raj Nagar, Katol Road, Nagpur – 440013 has been designated, nominated, constituted, appointed and authorised as the Lead Member and true Lawful attorney of the Project. Thus empowering him to transact any business related to the Project Land and Proposed Building.

9. That, Further there are No Impediments attached to the said Project Land. There are No Tenants or Illegal Encroachment on the said Project Land and the Promoter has the clear possession of the said Project Land. The said Project Land is freehold property and presently for establishing title no separate permission is required to be obtained from Government or any other Authority. The said Project Land and Building is not Mortgaged as a Security to any Person, Trust, Company, Bank, NBFC, Financial Institution.

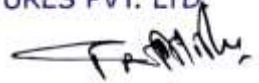
10. That, the said Project Land and Proposed Building is not mortgaged, hypothecated as Security to any Person, Trust, Company, Bank, NBFC, Financial Institution and No loans has been taken from any other third party, Bank, Financial Institutions till the date.

**11. That, Further the Promoter hereby undertakes that No Security or Interest is charged on this Project till the date.**

Hence this Undertaking is being solemnly affirmed at Nagpur on the date mentioned above by the Promoter to facilitate with the RERA Registration of the Proposed Project.

**FOR RPM INFRAVENTURES PVT. LTD.**

RPM INFRAVENTURES PVT. LTD.



Director

**Prasanta Mishra  
DIRECTOR**