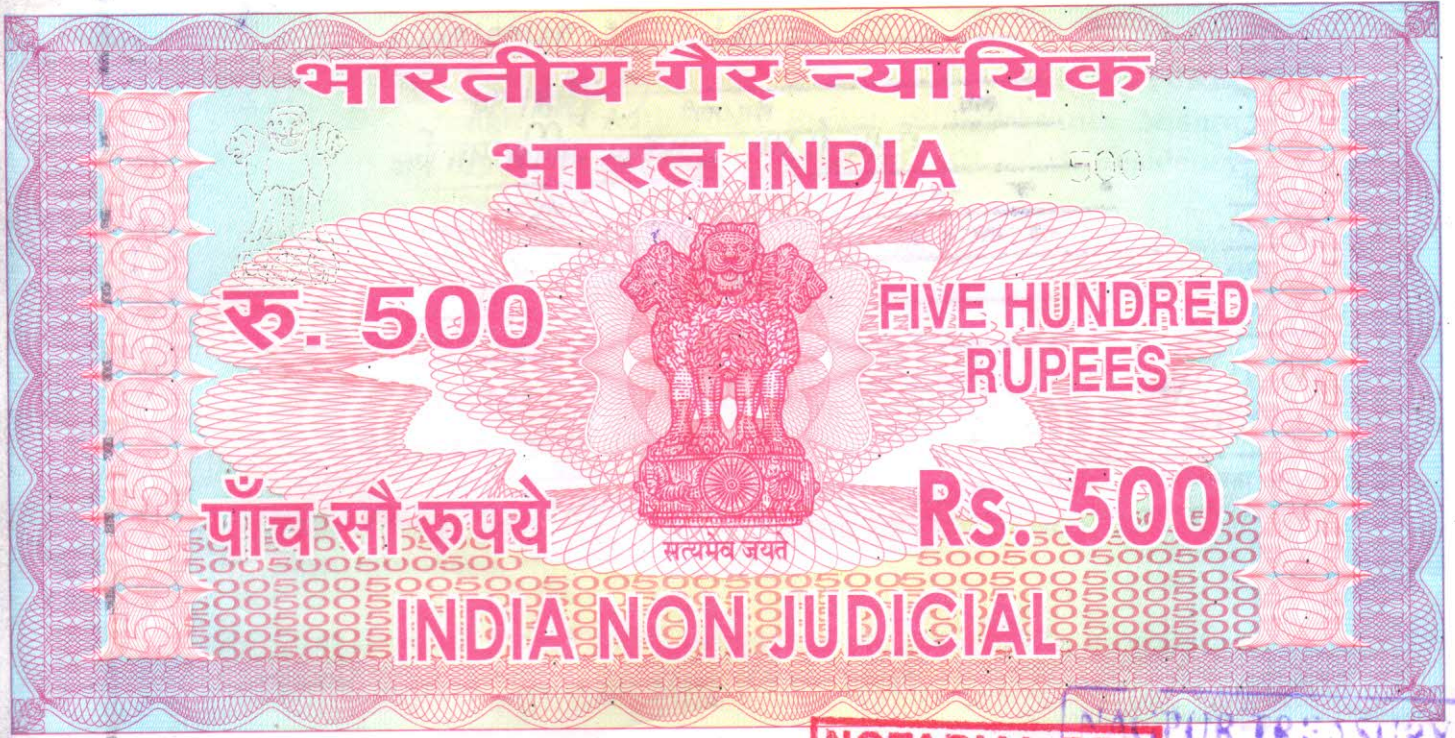
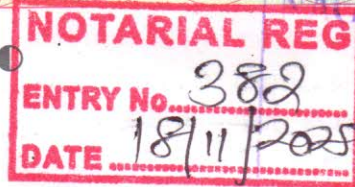




महाराष्ट्र MAHARASHTRA

2024



DB 401961

FORM 'B' [See rule 3(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 Mr. Pratap Singh Rana & Mr. Shyam Singh Rana, a Landowners of the Land where RPM Infraventures Private Limited a Regd. Company having office at 104-105, VCA Complex, Civil Lines, - 440001; Promoter of the project consisting of one and only one Building named "ShreeKrupa" proposed on Plot No. 5A of Ankila Layout, Khasara No. : 17/1, 17/2, 26/1; Mouza : Mankapur; Tehsil : Nagpur (Urban) & District : Nagpur; within the limits of Nagpur Municipal Corporation, bearing Property Index No. 01007640 and House No. : 1267/9; demarcated by its boundaries Plot No. 4A to the North, 9 meter wide road to the South, Other Plots to the East and 9 meter wide road to the West; admeasuring 500.019 sq. mts. Area owned by 1) Shri Pratap Rana and 2) Shri Shyam Rana



४५२ / १११११२०२५

१) दस्त: विश्वनाथ

२) दस्त: होय/नाही

३) मि: आर पी डीएम इन्फ्रस्ट्रक्चर सर्विसेस प्रा. लि.

४) मुद्रा: ०००

५) हस्त: नाथ, प्रसाद व सही

६) दुसरा: पमोदे वासनी

७) मुद्रा: ५००१-

विश्वनाथ मुद्रांक विक्री, ला. क्र. ५/९२, कोड क्र. ४६०९०४९
 जिल्हाधिकारी पत्रिपर त. कार्यालय, नागपूर (शहर)
 ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक
 खरेदी केलेल्यांना नोंदविले जाणारे असतील असे नोंदविले आहे.

NOTARIAL REG
 ENTRY NO
 DATE

NOTARY PUBLIC
 S. R. M. W.

NOTARY PUBLIC
 S. R. M. W.

acting through Power of Attorney holder RPM INFRAVENTURES PVT. LTD. through its Authorised Signatory : Prasanta Mishra, Age : 60 Years, Occ. : Business, R/o. Flat No. 301, Park Residency, Plot No.6, Raj Nagar, Katol Road, Nagpur – 440013;

I, the promoter of the proposed project as well as the power of attorney holder of the land owners do hereby solemnly declare, undertake and state as under :

1. That I have a Legal Title Report to the land on which the development of the project is proposed.
2. That the project land is free from all Legal and Financial Encumbrances.
3. That the time period within which the project shall be **completed** by me is on or before the date : **15-04-2027**.
4. 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.
6. That I, 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 I /the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I, 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 I, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I, the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

1/ Rana
(Pratap N Rana)
2/ Rana
(Shyam N Rana)
Landowner

RPM INFRAVENTURES PVT. LTD.

[Signature]
Director

Deponent / Promoter

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 Nagpur on this 18th day of November 2025.

1/ Rana
(Pratap N Rana)
Landowner
2/ Rana
(Shyam N Rana)

RPM INFRAVENTURES PVT. LTD.

[Signature]
Director

Deponent / Promoter

SWORN BEFORE ME ON THIS 18th Nov 2025 AT NAGPUR BY
SHRI / SMT/KU. Pratap Singh Rana.
R/O NAGPUR WHO HAS BEEN IDENTIFIED BY
SHR / SMT.....
ADVOCATE, NAGPUR.

[Signature]
Mrs. S. R. MATTA
ADVOCATE & NOTARY
3 of 3, Clarke Town, Nagpur-46

