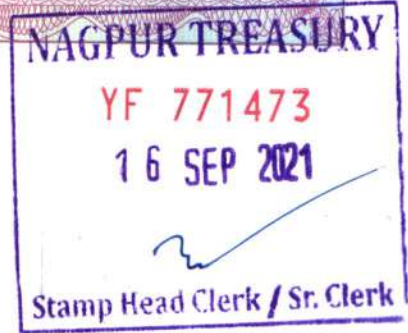




महाराष्ट्र MAHARASHTRA

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FORM - B

DECLARATION, SUPPORT BY AN AFFIDAVIT, WHICH SHALL BE SIGNED THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Ramdeo Pralhadrai Agrawal** promoter/Partner of (AOP "**R. SANDESH DEVELOPERS**") project namely "**SANDESH MEDICLAVE**" at Khasara/Surve No. 195/2, P.H. No. 48, Mouza Jamtha, Tahasil-Nagpur, Taluka - Nagpur (Gramin) District Nagpur /duly authorized by the promoter of the project, vide its /his/their authorization dated 18/09/2021;

I, **Ramdeo Pralhadrai Agrawal** promoter of the project / duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I, the Promoter has a legal title Report to the land on which the development of the project is proposed



1) मुद्रांक दिती नोट वही अनु क्रमांक 11724/दिनांक 16-9-2021

2) दस्तावेज प्रमाण

3) माल नोटवली करणार प्राप्त जमा होत/नाही

4) मालकाचा नाव/पत्ता

5) मालकाचा पत्ता

6) मालकाचा पत्ता

7) मालकाचा पत्ता

8) मालकाचा पत्ता

9) मालकाचा पत्ता

10) मालकाचा पत्ता

11) मालकाचा पत्ता

12) मालकाचा पत्ता

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 project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter from the date of registration of project; 31/12/2026
4. That entire of the amounts to be realized hereinafter 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, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That the amount from the separate account shall be withdrawn in accordance with Rule 5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 / 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 allotment of any apartment, plot or building, as the case may be.


MR. RAMDEO PRALHADRAI AGRAWAL

Deponent

Verification

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

Verified by me at Nagpur on this 26.9-2021.

MR. RAMDEO PRALHADRAI AGRAWAL

Deponent



SWORN / SOLEMNLY AFFIRMED
BY R. P. Agrawal
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self
BEFORE ME THIS THE 26th
DAY OF Sep. 2021 AT NAGPUR

S. S. Bhandary
S. S. BHANDARY 20/9/2021
NOTARY
NAGPUR (M.S.) INDIA

