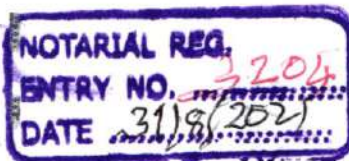


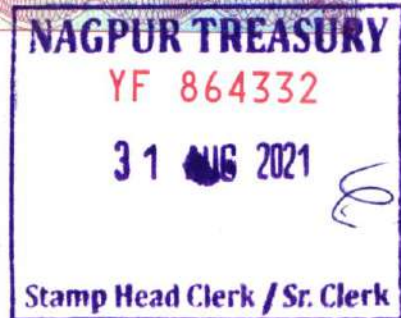


महाराष्ट्र MAHARASHTRA

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



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. Dilip Pralhadrai Agrawal, Age 46 Years, Director of M/s Sandesh Infrastructures Private Limited & Promoter of the proposed project namely "Sandesh Dream Land" Khasara No. 186/6, Mouza : Jamtha, beside Sandesh City, Tahsil & District Nagpur-441108, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25/08/2021;

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



अनुच्छेद क्रमांक	02/27/11
क) निदेशक कोषार असल्लास दुय्यम निबंधक कार्यालय नाव दुय्यम नाव	
ख) निबंधकतीचे दर्शन	1/1
ग) कोबदली रक्कम	2000/1 व 2000/2
घ) मुद्रांक विकत येणाऱ्याचे नाव	2000/1 व 2000/2
च) दुय्यम नाव व पत्ता	1/1
ज) मुद्रांक	100
झ) मुद्रांक विकत नाव अनुक्रमांक	8826 / दिनांक 3/18/14
ड) मुद्रांक विकत घेण्याची सही	
मुद्रांक विकत ल.क्र.	29/95
जिल्हाधिकारी परीसर त. कार्यालय नागपूर	

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

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 land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is 31/12/2025.
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 construction 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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, I / promoter 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, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



MR. DILIP PRALHADRAI AGRAWAL
Director of Sandesh Infrastructures Pvt. Ltd.
Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this ~~20~~²¹ day of August 2021.



MR. DILIP PRALHADRAI AGRAWAL
Director of Sandesh Infrastructures Pvt. Ltd.
Deponent





SWORN SOLEMNLY AFFIRMED
BY S. S. Bhandary
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY

BEFORE ME THIS THE 28
DAY OF Aug 2022 AT NAGPUR

S. S. Bhandary
S S BHANDARY
NOTARY
NAGPUR (M.S.) INDIA

