



महाराष्ट्र MAHARASHTRA

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NOTARIAL REG.
ENTRY NO. 5407
DATE 09 MAR 2022

NAGPUR TREASURY
ZP 084056
- 3 MAR 2022
Stamp Head Clerk / Sr. Clerk

FORM 'B'

AFFIDAVIT CUM DECLARATION





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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S. SHRI. RANDAL INFRA represented through its Sole Proprietor SHRI. RAJESH S/o ASHOK DAWDA, Resident of 132, Ramdaspath, Near Lendhra Park, Nagpur-440010, Tahsil and District – NAGPUR, promoter of the proposed project;

I, RAJESH S/o ASHOK DAWDA, Sole Proprietor of M/S. SHRI. RANDAL INFRA, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Contd. . .

1. That SMT. GEETA Wd/o LATE SHRI. DINKARRAO BORKUTE, MISS. TRUPTI D/o LATE SHRI. DINKARRAO BORKUTE, MISS. BHAKTI D/o LATE SHRI. DINKARRAO BORKUTE AND SHRI. RISHI S/o LATE SHRI. DINKARRAO BORKUTE, All Residents of Plot No. R-20/A, 'DEVHARA', Rani Laxminagar, Nagpur-440022, Tahsil and District – NAGPUR have a Legal Title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land alongwith an authenticated copy of the Agreement between such Owners and the 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 promoter is 31-12-2025.
4. That Seventy percent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.

Contd. . .



Noted

9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That 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.



(RAJESH ASHOK DAWDA)
Sole Proprietor of M/s. Shri. Randal Infra
Deponent

Verification

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

Verified by me at NAGPUR on this 8th day of MARCH, 2022.



(RAJESH ASHOK DAWDA)
Sole Proprietor of M/s. Shri. Randal Infra
Deponent

Sworn before me on this 09th
day of March 2022 at Nagpur by
Shri/Smt./Ku. as above
R/o Nagpur who has been identified
by Shri/Smt. —
Advocate, Nagpur.


NOTARY
Govt. of India
Nagpur (M.S.) India

09 MAR 2022

