

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

NAGPUR TREASURY
ZB 231813
26 NOV 2021
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. .....
DATE 3/2/2022

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 **"Highway Radiance-2"** Khasara No. 155/1, Mouza : Jamtha, Tahsil & District Nagpur-441108, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 03/02/2022;

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:

NOTARY S. S. BHANDARY Dist. Nagpur (M.S.) INDIA Regn. No. 1015 My Term Expires on 20/10/2022 GOVT. OF MAHARASHTRA



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

AND

Legally valid authentication of title of such land along with an authenticated copy of the agreement betweensuch 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

D.P. Agrawal

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 andcorrect to the best of my knowledge and I have not concealed any material facts.

Verified on this 3rd day of February 2022.

D.P. Agrawal

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

NOTARY S. BHANDARY Dist. Nagpur (M.S.) India Regd. No. 1015 My Term Expires on 20/10/2022 GOVT. OF MAHARASHTRA

SWORN SOLEMNLY AFFIRMED BY D. P. Agrawal
WHO IS PERSONALLY KNOWN TO ME/IDENTIFIED BY Self
BEFORE ME THIS THE 3rd DAY OF Feb 2022 AT NAGPUR

S. S. Bhandary 3/2/2022
S. S. BHANDARY
NOTARY
NAGPUR (M.S.) INDIA

NOTARY S. BHANDARY DIST. NAGPUR (M.S.) INDIA REGD. No. 1015 GOVT. OF MAHARASHTRA

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