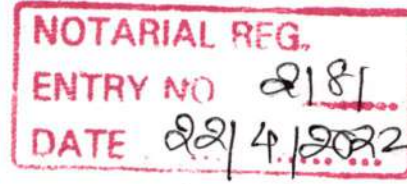




महाराष्ट्र MAHARASHTRA

2021



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 Sadesh Realty Builders LLP & Promoter of the proposed project namely "**Bramha Nagari**" Khasara No. 150/C, Mouza : Jamtha, Tahsil & District Nagpur-441108, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/04/2022;

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:

१) दस्तावेज प्रकार / अनुच्छेद क्रमांक	५/१०/१६
२) दस्ता नोंदणी करणार आहेत काय? होय / नाही	होय / नाही
३) नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालयाचे नांव	दुय्यम निबंधक क्र.
४) विक्रेत्याचे वर्णन-	
५) नोंदवता रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नांव	Sandeep (Realty & Builders LLP)
७) दुय्यम पक्षकाराचे नांव	
८) दस्तऐवज असल्यास त्याचे नाव व पत्ता	५४९
९) मुद्रांक शुल्क रक्कम	१००/-
१०) मुद्रांक विक्री नोंद बही अनु. क्रमांक	१४५४
११) मुद्रांक विकत घेणाऱ्याची सही	दिनांक २०/५/२२
अशोक एम. गोकडे	मुद्रांक विक्रेता, ला.क्र. ६/८६, कोड क्र. ४६०९०२५ जिल्हाधिकारी कार्यालय नगर (शहर)

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

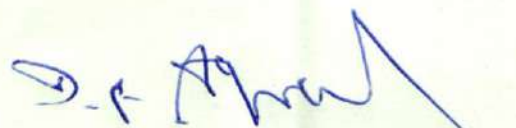


MR. DILIP PRALHADRAI AGRAWAL
Partner of Sadesh Realty Builders LLP
Deponent

Verification

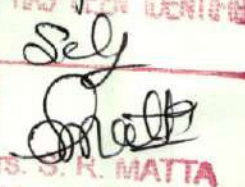
I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 22nd day of April 2022.



MR. DILIP PRALHADRAI AGRAWAL
Partner of Sadesh Realty Builders LLP
Deponent

SWORN BEFORE ME ON THE 22nd DAY OF April 2022 AT NAGPUR BY SHRI/SMT. Dilip P. Agrawal R/O. NAGPUR WHO HAS BEEN IDENTIFIED BY SHRI/SMT. Sely Advocate, NAGPUR


Mrs. S. R. MATTA
Advocate & Notary
618-B, Clerk Tower, Nagpur-4

