भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2022 ◑

NAGPUR TREASURY
11AA 307755
03 JAN 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 502
DATE. 3/1/2023

FORM 'B'

[See Rule 3(6)]

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 **M/s R Sandesh Infrastructures Private Limited (Promoter)** through its Director and Authorised Signatory **Shri Dilip S/o Prahladrai Agrawal** of the proposed New project **"RSG TOWN"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 30th January 2023;

Project Details: **"RSG TOWN"** Situated at Kh/Survey No.-137, P.S.K 74, Village: Borkhedi, Tahsil & District Nagpur-441108

I, Shri Dilip S/o Prahladrai Agrawal (Director and Authorised Signatory) of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. a) That, the Promoter has a legal title Report to the land on which the development of the proposed New project is to be carried out.

AND

NOTARY S. S. BHANDARY Dist. Nagpur (M.S.) INDIA Regn. No 1015 My Term Expires on 20/10/2027 GOVT. OF MAHARASHTRA

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) मुद्रांक विकत घेणाऱ्याचे नांव	R. Sandesh Infrastructure
) दुसऱ्या पक्षकाराचे नाव	(1) Hel,
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अशोक एम. [illegible]	मुद्रांक विक्रेता, ला.क्र. ६/८६, कोड क्र. ४६०१ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)

NOTARIAL REG.
ENTRY NO.
DATE

a 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, there are no encumbrances including dues on the said project. The promoter has proposed to avail Project loan.

3. That, the Promoter undertakes to complete the project on or before **30-06-2024**.

4. **For New projects:-**
That seventy per cent of the amounts realised by me 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5 of the Maharashtra Real Estate (Regulation and Development) Rules, 2017.

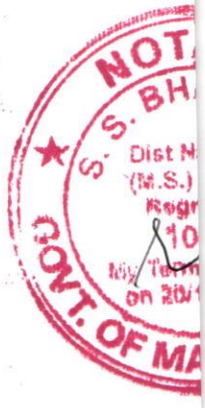
6. That, the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that 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, the promoter shall take all the pending approvals on time, from the competent authorities.

8. That, 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, the promoter have 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 of allotment of any apartment, plot or building, as the case may be.


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Shri Dilip S/o Prahladrai Agrawal

(Director and Authorised Signatory)

(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 on this day of **31st January 2023**.

Shri Dilip S/o Prahladrai Agrawal

(Director and Authorised Signatory)

(Deponent)

NOTARY S. S. BHANDARY Dist Nagpur (M.S.) INDIA Regn. No 1015 My Term Expires on 20/10/2027 GOVT. OF MAHARASHTRA

SWORN SOLEMNLY AFFIRMED BY D. P. Agrawal WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY ..... BEFORE ME THIS THE 31st DAY OF Jan 2023 AT NAGPUR

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

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

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