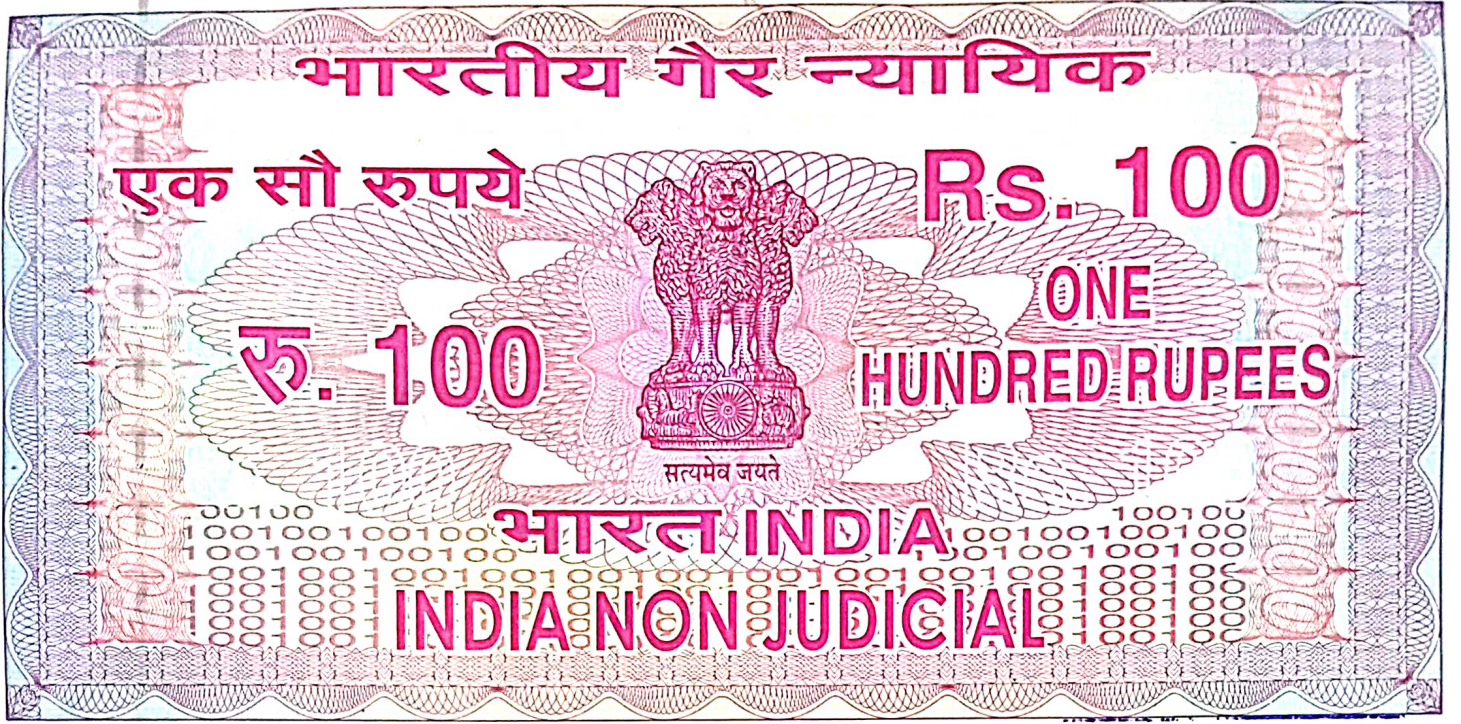
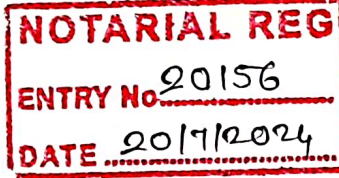




महाराष्ट्र MAHARASHTRA

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NAGPUR TREASURY
97AA 723488

7.6 JUL 2024

Group Head Office

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;

D. P. Agrawal

31) दस्तावेज प्रकार/उत्पत्ति संख्या	परीक्षा
32) हस्त नोंदणी करणारा व्यक्तीचा नाव	दया/गोरी
33) नोंदणी करणारा असल्यास पत्ता	पत्ता/गाव
34) निकालीचे स्थान	
35) मागण्या संख्या	
36) मुलांक विकत घेतल्यास नाव	भा.र. संदेश) 50 फा. 22/4/21 प्रा.ली
37) द्याव्या पत्रकारिता नाव	संज 2
38) हस्त असल्यास त्यास पास क	सा.सा.
39) मुलांक शुल्क करणारा	
40) मुलांक विकती नोंद कर असू कराक	16341 दिनांक 11 9 JUL 2024
41) मुलांक विकत घेतल्यास त	
वरावंत मनु.	मुलांक किंमती ला.क. 230/05 कोड क्र. 85090
परीक्षा	निकालीकारी पत्रिका, त. कार्यालय मागणार शत्र



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

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 **30-06-2025**.

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.

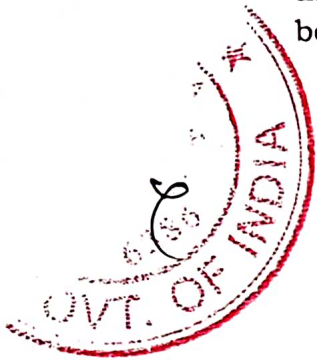
6. That, the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that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

D. P. Agrawal



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.



D. P. Agrawal

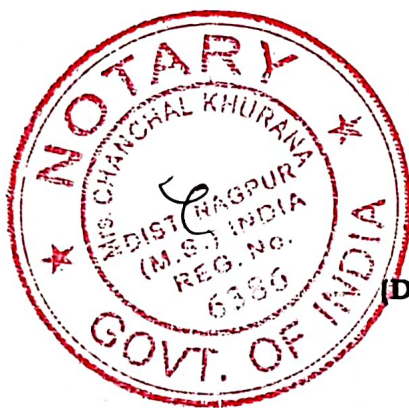
Shri Dilip S/o Prahladrai Agrawal
(Director and Authorised Signatory)

(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 **19th July 2024**.



D. P. Agrawal

Shri Dilip S/o Prahladrai Agrawal
(Director and Authorised Signatory)

(Deponent)



SWORN BEFORE ME ON 19th 20th
DAY OF July 20th AT NAGPUR
SHRI / SMT. / KU Above Deponent
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT. Advocate, NAGPUR

[Signature]
NOTARY
GOVT. OF INDIA
Nagpur (M.S.)