भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

◐ 2023 ◐

NAGPUR TREASURY
75AA 549625
27 FEB 2024
Stamp Head Clerk/Sr. Clerk

NOTARIAL REG
ENTRY No. 7674
DATE 6/3/2024

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 **RSL Developers** through its Member and Authorised Signatory **Shri Dilip S/o Prahladrai Agrawal** of the proposed New project **"The Sky"**, duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 06th March 2024;

For RSL Developers

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG No. 6386
GOVT. OF INDIA

Authorised Signatory/Member

मुद्रांक विक्री नोंद वही अनु.क्रमांक 3256 दिनांक 6 MAR 2024

१) दस्ताचा प्रकार	A.F
२) दस्त नोंदणी करणार प्राधिकारी	होय/नाही
३) मिळकतीचे शहाजवळील गावाचे	
४) मुद्रांक विक्रीचे ठिकाण नाव व पत्ता	R.S.L. Developers Vandana, Nagpur.
५) दस्त अस्तित्वात येणारा पक्षकाराचे नाव व पत्ता	
६) दुसऱ्या पक्षकाराचे नाव	
७) मुद्रांक शुल्क रक्कम	

निलेश पी जांभुळकर

मुद्रांक विक्रेता, ला.क्र. २५ १५ कार्ड क्र. ६०१०१०

जिल्हा अधिकारी कार्यालय परिसर, नागपूर

SEAL OF NOTARY Mrs. KHURANA NAGPUR DISTT. (M.S.) REG No. 6386

Project Details: **"The Sky"** Situated at Plot No.1-A and 1-C, CTS No.659& 658, Sheet No.55 & 38 Mouza Lendra Village Nagpur, TAH & District Nagpur 440010

We, RSL Developers through its Member and Authorised Signatory **Shri Dilip S/o Prahladrai Agrawal (Promoter)** 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 the said project including the Plot No.1-A and 1-C, CTS No.659 & 658, Sheet No.55 & 38 Mouza Lendra Village Nagpur, TAH & District Nagpur 440010 is Mortgaged with HDFC Bank Limited, Civil Lines Branch, Nagpur for availing the Credit Facility from the bank.

3. That, the Promoter undertakes to complete the project on or before **31-07-2028**.

For RSL Developers

Authorised Signatory/Member

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.



For RSL Developers

Authorised Signatory/Member

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.

For RSL Developers

Authorised Signatory/Member

Shri Dilip S/o Prahladrai Agrawal,

(Authorised Signatory and Member)

RSL Developers

(Promoter)

(Deponent)

GOVT. OF INDIA

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 **06th March 2024**.

For RSL Developers

Authorised Signatory/Member

Shri Dilip S/o Prahladrai Agrawal,

(Authorised Signatory and Member)

RSL Developers

(Promoter)

(Deponent)

SEAL OF NOTARY
Mrs. KHURANA
NAGPUR
DISTT. (M.S.)
REG No. 6386
GOVT. OF INDIA

SWORN BEFORE ME ON THIS 6
DAY OF March 2024 AT NAGPUR BY
SHRI / SMT./ Ku Abolee Repowal
R/o NAGPUR WHO HAS BEEN IDENTIFIED BY
SHRI / SMT.
ADVOCATE, NAGPUR

NOTARY
GOVT. OF INDIA
Nagpur (M.S.) INDIA

NOTARY
CHANCHAL KHURANA
Nagpur Dist.
(M.S.) INDIA
Regd. No.
6386
GOVT. OF INDIA

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