भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA ◑ 2024 ◑

99AA 885593

05 APR 2024

Head Clerk

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn No 15840 My Term Expires on 06/12/2024 GOVT. OF INDIA

NOTARIAL REG. ENTRY NO 11608 DATE 22/04/2024

FORM 'B'

[See Rule3(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 Radhesandesh Infra LLP (Promoter)** through its Designated Partner and Authorised Signatory **Shri Kishor S/o Ramkishan Murarka** of the proposed New project **"Iconic Sudama",** duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 11th April 2024;

१) दस्ताचा प्रकार/अनुच्छेद क्रमांक	दुय्यम
२) दस्त नोटरी करणार आहेत काय ?	होय/नाही
३) नोंदणी पुस्तक १ मधील अनुक्रमांक	दुय्यक निबंधक क्र.
४) मिळकत [illegible]	
५) मोबदला रुपये	राधे संदेश इंफ्रा LLP
६) मुद्रांक [illegible]	
७) दस्ताचा [illegible]	
८) हस्ते अस्सल/[illegible]	
९) मुद्रांक शुल्क रुपये	
१०) मुद्रांक नोंदी	1382
११) मुद्रांक दिनांक	10 APR 2024
Sunita Jain सविता जैन	मुद्रांक विक्रेता ना. क्र. १/८८, कोड क्र. ४६०१०१५ गोलछा मार्ग, सदर बजार, नागपूर-१

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Project Details: **"Iconic Sudama"** Situated at Plot No.303 & 304, Civil Station Expansion Scheme KH No.29, CTS No. 1111 Mouza Gadga WHC Road,Village: Nagpur TAH & District Nagpur 440010

I, Shri Kishor S/o Ramkishan Murarka Designated Partner and Authorised Signatory of the M/s Radhesandesh Infra LLP Promoter of the Project duly authorized by the promoter of the proposed New project do hereby solemnly declare, undertake and state as under:-

1. 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

   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.303 & 304, Civil Station Expansion Scheme KH No. 29, CTS No. 1111 Mouza Gadga WHC Road,Village Nagpur, Tahsil & District Nagpur 440018 is Mortgaged with State bank of India, SME Branch, Nagpur for availing the Credit Facility from the bank in the form of Construction Finance.
3. That, the Promoter undertakes to complete the project on or before **31/12/2027**.

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.

Shri Kishor S/o Ramkishan Murarka

(Designated Partner and Authorized Signatory)

Radhesandesh Infa LLP

(Promoter)

(Deponent)

Verification

The contents of my above Affidavit cum Declaration are true andcorrect and nothing material has been concealed by me therefrom.

Verified by me at on this day of **11th April 2024**.

Shri Kishor S/o Ramkishan Murarka

(Designated Partner and Authorized Signatory)

Radhesandesh Infa LLP

(Promoter)

(Deponent)

NOTARY Suresh S. Meshram Nagpur (M.S.) India Regn. No. 15840 GOVT. OF INDIA

NOTARY Suresh Sadashiv Meshram Nagpur Maharashtra India Regn No 15840 My Term Exp ires on 06/12/2024 GOVT. OF INDIA

Sworn before me on this 22nd day of April 2024 at Nagpur by Shri/Smt./Ku Above deponent R/o. Nagpur who has been identified by Shri/Smt ..... Advocate Nagpur

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

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