

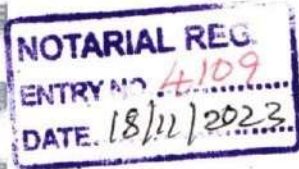


महाराष्ट्र MAHARASHTRA

2022

NAGPUR TREASURY
48AA 874367

10 NOV 2023



FORM 'B'

[See Rule 3(6)]

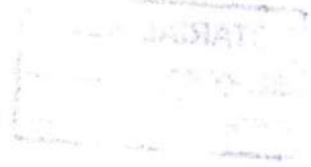
**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER**

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 "HIGHWAY RADIANCE-3", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 18th November 2023;

Project Details: "HIGHWAY RADIANCE-3". Address:- Situated at Kh No.156-1-k, Mouje: Jamtha, Village: Jamtha, Taluka Nagpur (Rural) & District Nagpur-441122

१) दस्तावा प्रकार / अनुच्छेद क्रमांक	
२) दस्त नोंदणी करणार आहेत काय?	नाय / नाही
३) नोंदणी होणार असल्यास पुढील विवरण द्या	
४) मिळकतीचे वर्णन-	
५) मोबदला रक्कम	
६) मुद्रांक विकत घेणाऱ्याचे नाव	R. Sandesh. Indra (P) Ltd
७) दुसऱ्या पक्षकाराचे नाव	
८) दस्त असल्यास त्याचे नाव व पत्ता	DRIF
९) मुद्रांक शुल्क रक्कम	100
१०) मुद्रांक दिली नोंद देही क्र. क्रमांक	२२४९२
११) मुद्रांक विकत घेणाऱ्याची राशी	विनांक १६/११/२३
अशाक एम. बोकोडे	मुद्रांक विक्रेता, ला.क्र. ६/८६, कोड क्र. ४६०१०२५ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)



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 **30-06-2026**.

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 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 18th November 2023.



Shri Dilip S/o Prahladrai Agrawal

(Director and Authorised Signatory)

(Deponent)

S.WORN SOLEMNLY AFFIRMING
BY Dilip S/o Prahladrai Agrawal
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY

Self
BEFORE ME THIS THE 18th
DAY OF Nov 2023 AT NAGPUR

S. S. BHANDARY

NOTARY

NAGPUR (M.S.) INDIA

