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
48AA 874404
10 NOV 2023
Stamp Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 4108
DATE 17/11/2023

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 **M/s R Sandesh and Soham Developers (Promoter) through Authorised Signatory and Member Shri Dilip S/o Pralhadrai Agrawal** of the proposed New project **"Soham and Sandesh City"**, duly authorized by the Promoters/ Land Owenrs of the Proposed New Project, vide its authorization letter Dated 02nd November 2023;

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

१) दस्ताचा प्रकार / अनुक्रमांक

२) दस्त [illegible] देय आहे?

[illegible]

[illegible]

[illegible]

घेणाऱ्याचे नांव DILIP P. Agarwal

पक्षकारांचे नांव

[illegible] त्यांचे नाव व पत्ता

एक शुल्क रुपये 100-

[illegible] नोंद वही अनु. क्रमांक 22536 दिनांक 16/11/23

[illegible] घेणाऱ्याची सही

अशोक एम. [illegible]

मुद्रांक विक्रेता, [illegible] ६/८६, [illegible] ४०९०२५

जिल्हाधिकारी परिसर, [illegible] पूर (शहर)

Project Details: **"Soham and Sandesh City"** Situated at Kh. No. 80,86 and 10 Mouje : Kanholi And Chichghat,Taluka: Hingna, Village Kanholi and District Nagpur 441108.

We R Sandesh and Soham Developers (Promoter) through Authorised Signatory and Member Shri Dilip S/o Pralhadrai Agrawal (Partner) 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 **31/03/2029.**

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.

D.P. Agrawal

Shri Dilip S/o Pralhadrai Agrawal,

(Partner and Authorised Signatory)

R Sandesh and Soham Developers

Promoter

(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 **15th November 2023**.

Shri Dilip S/o Pralhadrai Agrawal,

(Partner and Authorised Signatory)

R Sandesh and Soham Developers

Promoter

(Deponent)

SWORN SOLEMNLY AFFIRMED BY Dilip P. Agrawal WHO IS PERSONALLY KNOWN TO ME / IDENTIFIED BY ..... BEFORE ME THIS THE 17th DAY OF Nov 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

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL