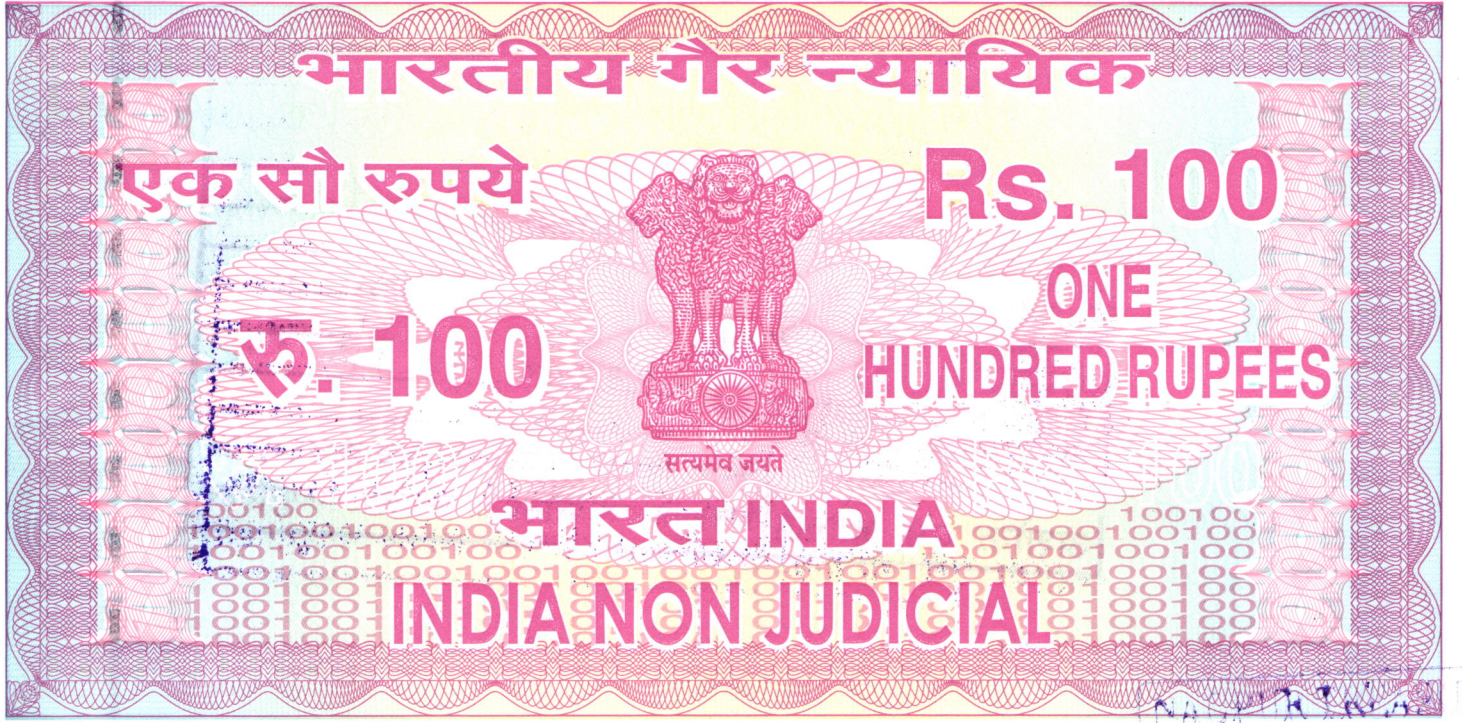
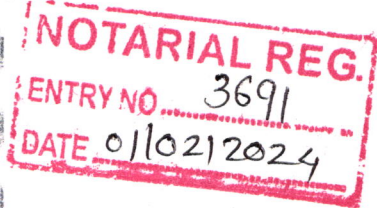




महाराष्ट्र MAHARASHTRA

2023

76AA 113171



FORM 'B'

[See Rule 3(6)]

30 JAN 2024

Stamp Head Clerk Sec. Office

**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 **Shri Dilip S/o Prahladrai Agrawal** of the proposed New project "R SANDESH HINDUSTAN ESTATE", duly authorized by the Promoters of the Proposed New Project, vide its authorization letter Dated 31st January 2024;

Project Details: "R SANDESH HINDUSTAN ESTATE" Address:- Situated at Kh No.189, 281/1 and 281/2, Mouza Kanhan(PI), Village: Kanhan(Pipri) , Taluka Parseoni, & District Nagpur-441401

For Growmore Ventures

S.P. Athar

Partner



Groomane neofung	
७) मुद्रांक की संख्या	10012
८) मुद्रांक विक्री की तारीख	27/6/24
९) मुद्रांक विक्री की राशि	1/2/24
१०) मुद्रांक विक्री की राशि	27/6/24
११) मुद्रांक विक्री की राशि	1/2/24
अशोक एम. तोंडे	मुद्रांक विक्री ला. क्र. ६/८६ कोड क्र. ४६०१०२५ जिल्हाधिकारी परिसर त. कार्यालय नागपूर(शहर)



I, Shri Dilip S/o Prahladrai Agrawal (Partner and Authorised Signatory) of M/s Growmore Ventures (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, 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 **31/12/2026**.

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.



For Growmore Ventures

D. P. Agrawal

Partner



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.

For Growmore Ventures

D. P. Agrawal

Partner

Shri Dilip S/o Prahladrai Agrawal

(Partner and Authorised Signatory)

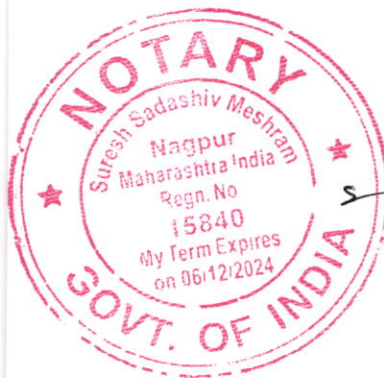
(Deponent)



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 **31st January 2024**.



Sworn before me on this ^{01st} day of Feb, 2024 at Nagpur by
Shri/Smt./ku. Above deponent
R/o. Nagpur who has been identified
by Shri/Smt. _____
Advocate Nagpur

For Growmore Ventures

D. P. Agrawal

Partner

Shri Dilip S/o Prahladrai Agrawal

(Partner and Authorised Signatory)

(Deponent)

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

