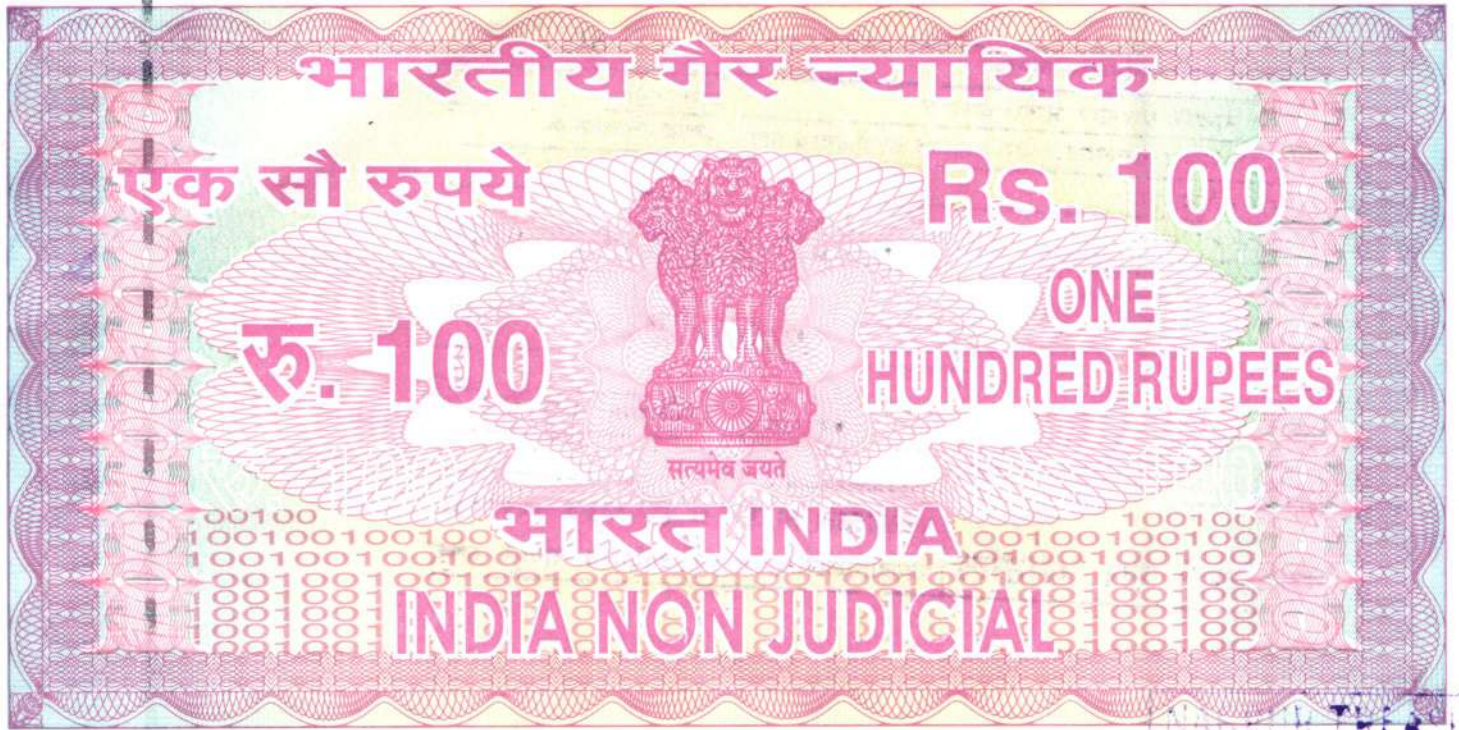
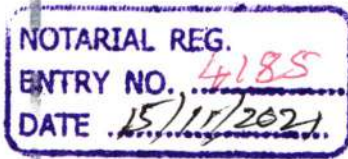




महाराष्ट्र MAHARASHTRA

2021



FORM - 'B'
[See rule 3(4)]



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 Mr. Dilip Pralhadrai Agrawal, Age 46 Years, Director of M/s Sandesh Infrastructures Private Limited & Promoter of the proposed project namely "SANDESH CITY - AELLYSIA - I" Khasara No. 186/1, 186/2, 186/3, 186/5, 188/1, 188/2, 189/1, 189/2, 189/3, Mouza : Jamtha, Tahsil : Nagpur, District : Nagpur, Pin-441108, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 26/10/2021;

I, Dilip Pralhadrai Agrawal Promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:



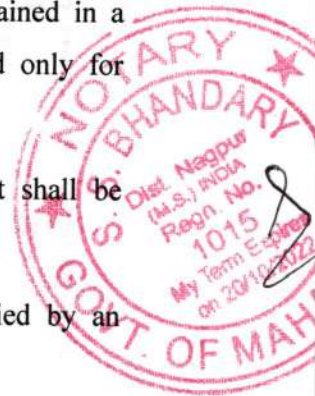
प्रमाणित प्रमाणित कर्मा	अवधि
वस्तु मादण करणार आहत काय 7	अवधि/माही
मोहणी होणार असल्याचे मुख्य निबंधक कार्यालयाचे नाव	मुख्य निबंधक क
मिळकतीचे वर्णन	
मोहणी रकम	संदेश 26/12/2021 यांनी
मुद्राक विकत घेणाऱ्याचे नाव	महेश्वरी शिवा
मुख्य पक्षाकडचे नाव	
हस्त असावयास लागले नाव क	
मुद्राक शुल्क रकम	18284
मुद्राक विकत घेतलेली वस्तु कर्मांक	दिनांक 12.6.2021
मुद्राक विकत घेणाऱ्याची सही	
यशवंत एस. पटेल	मुद्राक विकत घेतलेली वस्तु कर्मांक 18284
	जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर 441101

1. That, I / Promoter have / has a legal title to the land on which the development of the project is proposed

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 land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is 31/12/2025.
4. That, seventy per cent of the amounts realized by me/Promoter 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 to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an



engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I / promoter shall take all the pending approvals on time from the competent authorities.
9. That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



MR. DILIP PRALHADRAI AGRAWAL
Director of Sandesh Infrastructures Pvt. Ltd.
Deponent

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 15th day of November 2021.


WORN SOLEMNLY AFFIRMED
BY Dilip P. Agrawal
WHO IS PERSONALLY KNOWN
TO ME / IDENTIFIED BY Self

BEFORE ME THIS THE 15th
DAY OF Nov 2021 AT NAGPUR

S. S. Bhandary
S. S. BHANDARY
NOTARY
NAGPUR (M.S.) INDIA


MR. DILIP PRALHADRAI AGRAWAL
Director of Sandesh Infrastructures Pvt. Ltd.
Deponent

